



Wexford West Homeowners Association

Board Meeting Minutes:

<12/10/2024>

Google Meet- Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by <Ken and 2nd by Michael> at <7:05> p.m.

Quorum Established: In attendance - <Michael, Ken, Jeff, Joey, Lisa, Ed>

Approval of Minutes: Michael motioned to approve November minutes, Ken 2nd that

Jeff- FINANCE/VENDOR Updates

- Reviewed the financials - Admin and CG

Ken - Updates from Secretary

- Annual letters, proxies - Mailed out
- Tracking process for annual letters, proxies, dues received - Ken and Jeff to partner on this
- Transition Update
 - Ken to record loom videos
- Please reconfirm meeting space for annual meeting - two weeks out - Ken to take care of
- Update website 1/1/25, board members - Ken and/or Lisa to update
 - FB administrators: Cheryl Reed, Catie Sperber, Ken
 - If they don't complete the questions - delete
 - if they do, confirm address
 - **PERSONAL BUSINESS ADS??**
 - Poll the community
 - 1/week
 - Ken to put together the poll and share before posting

Ed/Michael - Updates from President

- Update on transition, Michael's term ends 12/31/24
- Banking - Jeff, please schedule appointment at Truist, week after annual meeting
 - Michael to stay on bank until late January/February, post our annual meeting and updating the state on our board members
- Michael/Ed - To draft for annual meeting agenda and annual overview update to our residents

Wexford West HOA Meeting Minutes

- Board voted on one time use of admin funds to cover common ground, storm related, non-recurring costs and swing set, in partnership with Daventry. Approximately 6K from WW (Admin account), 4K Daventry.
 - Focused on - Remaining JJs \$4100 (this can be spread over 3 months)
 - Focused on - Replacement of our common ground swing set
 - Unanimous approval on this vote, funds will be moved immediately
 - Alt 19 electrical> **this must be repaired but not part of this amount, not yet approved**
 - \$1400 CR1 electrical> **should be reimbursed by Duke, not part of this amount**
- Board reviewed and voted on irrigation repairs

Voted and approved replacing reclaimed water filter on our own as well as approving prior cost of \$375 for a weeping valve repair

We will hold briefly on the remainder as we discuss what makes the most sense. (Identifying and marking all irrigation valves, mapping irrigation system, and a battery operated irrigation system for Alt 19 entrance center island)
- CR1/Alt 19 electrical issues update (CR1, rescheduled to 12/16) to document damage to wires and then repair
- Stumps in Park/Storm Related (Hold for now)

Other Business

- Retention Wall, North Pond - Hold for now, to check with Pinellas again

Open Forum:

- LAWN MOWER AT ENTRANCE

Adjournment: Meeting adjourned at <8:00 > p.m.

The next Board meeting will be held on <Jan 14th > at 7 p.m at Suncoast Church