



Wexford West Homeowners Association

Board Meeting Minutes:

Annual Meeting, January 2026

DRAFT – MINUTES WILL BE APPROVED AT THE JAN 2027 MEETING

January 20, 2026

Suncoast Bible Presbyterian Church

975 CR 1

Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:09 p.m.

Quorum Established: In attendance – Ed Sanborn, Jeff Herman, Lisa Lawton, Joe McNeil, Patricia Rotondo, 19 residents and 45 proxies received.

Introduction of the board (Ed Sanborn – President, Lisa Lawton - Secretary, Jeff Herman – Treasurer, Joe McNeil – Member at Large, Patricia Rotondo – Member at Large).

Review & Approval of 2025 Annual Meeting Minutes: Patricia Rotondo motioned to approve the Annual Meeting minutes of February 4, 2025, 2nd by Joey McNeil and the motion was unanimously approved.

Updates from President

- 2025 Accomplishments & Highlights:
 - Hurricanes clean up including electrical on both entrances.
 - Park enhancements including new swing set and picnic table as well32 .
 - Community effort to donate funds to purchase and plant new trees in the park (thank you Cheryl Reed!).
 - Community newsletter reinstated (thank you Amy Matthews!).
 - Increase in E-consent forms (52%) and annual meeting documents and the community newsletter were emailed this year to those who had sent in signed E-consent forms which resulted in cost savings and physical mailing efforts.
 - Upkeep of Irrigation System – Cancelled contract with irrigation vendor for poor performance. The Board has taken on a lot of the maintenance work with volunteers (thank you Dan Hill and Phil Matthews!).

- Looking ahead to 2026:
 - Open Treasurer Board position (Jeff Herman vacating role). Thank you, Jeff!
 - HOA portal will be deployed in 2026 to meet state regulations.
 - With our aging infrastructure, we've had ongoing issues with our fountains and our irrigation system that needed to be prioritized.
 - Wexford West signs need to be painted (looking for volunteers to paint). Priority is Alt-19 entrance sign.
 - Looking at possibly re-instating the beautification committee this year. If interested in volunteering, please email the HOA at hoawexfordwest@gmail.com

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Updates from Treasurer

- Reviewed the proposed 2026 Budget
 - 3% Dues Increase
 - Admin budget: \$40,623
 - Common Grounds: \$53,873
- Motion to approve 2026 budget by Lisa Lawton. 2nd by Dave McGerald and the motion was unanimously approved.

Proposed Amendment to Covenants regarding restrictions of short-term property leases requiring minimum of 6-month lease

- Board has received feedback on noise complaints on at least 1 short-term rental property.
- Approximately 10 homes that do not have homestead exemptions.
- Quorum established with 70 proxies received on the amendment. 59 voted yes (84%) and 11 voted no (16%). With 66.67% yes votes needed, the amendment has passed.

New Board Member Elections

- Patricia Rotondo (Member at Large) expressed interest in open Treasurer position.
- Joey McNeil (Member at Large) expressed interest in the Vice President position.
- Motioned to approve both board positions by Dave McGerald; 2nd by Lisa Sanborn and the motion was unanimously approved.
- **NOTE :** We still have one open position on the Board (Member at Large). Please send an email to hoawexfordwest@gmail.com if you have interest in joining the Board. It is a very rewarding experience.

Open Resident Discussion

- Florida leads the country with urban tree loss. Cheryl Reed works at a nursery and is offering free delivery of 7-15 gallon sized trees to your home.
- Embankment erosion around the pond needs to be repaired. Fountains can cause shore erosion vs. aeration (flowing and circulating). The Board will investigate options and collect quotes.
- Water fountains that we have now are 45 years old and pump is in need of repair. Should we fix pump or should we replace entire fountain infrastructure?
- The park irrigation filter was broken, it is old and needs to be replaced this year or next.
- Should we remove the stumps in the park.
- Should we stop spraying the park when we continue to get weeds?
- For the higher cost replacements or repairs, we may need to do special assessments.
- Residents were encouraged to call the county and complain about street lines being faded on our roads.
- Coyotes have been seen so please be careful with pets.
- RV seen parked overnight on the fence near Daventry. The Board will look into it.
- Trees on Alt-19 are overgrown; is it Pinellas County's responsibility or WW?
- Dead bushes on both entrance medians. If budget is available, would be great to improve those areas.
- Amy Matthews handles our newsletters and would love to hear from our community!

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Adjournment: Meeting adjourned at 8:54 p.m.

The next Board meeting will be held virtually on February 10, 2026 at 7 p.m.