



Wexford West Homeowners Association

ANNUAL BOARD MEETING MINUTES;

January 15, 2019
Suncoast Bible Presbyterian Church
975 County Road 1, Palm Harbor, FL 34683

Meeting Called to Order: by President Bob Heal at 7:00 PM.

Quorum Established: 114 members confirmed by signed proxy and those in attendance.

Old Business – President’s Report:

1. President Bob Heal reviewed the community projects the Board addressed in 2018.
 - a. Continued commitment to the beautification project to improve the park. Held park cleanup day in May.
 - b. Upgraded sprinkler system.
 - c. Worked with the County to replace pond out-flow drain with a concrete structure and replace the pipes that were broken during construction.
 - d. Replaced broken fountain pumps.
 - e. Installation of 3-way stop sign at Wexford Leas Blvd. and Kent.
 - f. Maintained park playground.
 - g. Provided ‘No Solicitation’ signs to residents. Dave McGerald explained that leaflets may be dropped off, but persons may not come to your door.
 - h. Identified 86 violations and provided notification to residents, resulting in 98% compliance. (e.g. nine (9) new lawns were sodded and four (4) new sprinkler systems installed.)

Finance Treasurer Report – Roger Vaughan, Tres.

1. Roger Vaughan reviewed the 2018 year-end financial report.
2. Due to Daventry not providing funding for 2018 there was an income short-fall, however all bills have been paid.
3. Due to the issue with Daventry, the Board elected to raise the HOA fees by 3% for 2019 and asked for a ‘special assessment’ of a one-time payment of \$85.00. The ‘special assessment’ was approved by assent of 62% of the members who voted in person or by proxy.
4. The floor was opened to members for budget questions.
5. The proposed 2109 budget was presented to the membership. Motion to approve was made by Dave McGerald, 2nd by John Eagleton and approved by members.

New Business:

1. Election of officers – One (1) board position was open for election for a three (3) year term. Michael Sperber volunteer to serve on the Board. Bob Heal motioned to accept Michael Sperber membership, 2nd by Steve Cybulski, and approved by Roger Vaughan.

Information, Discussions, Updates:

1. The Daventry Issue: President Bob Heal explained that Daventry stopped paying their annual Wexford West HOA fees in February 2018. Both Boards had met prior to this action and discussed ‘common’ expenses. The only response received from Daventry was their refusal to pay their share of ‘common expenses’ and therefore the Wexford West HOA Board began litigation. Discussion followed between members from Daventry and Wexford West presenting their side of this issue. Dave McGerald motioned that both Boards sit down together to see if a resolution could be negotiated, 2nd by Christopher Paynic, and approved by Bob Heal. If a payment amount can be agreed upon that off-sets the ‘special assessment’, it may not be necessary.

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2. President Bob Heal presented plans for improving the park:
 - a. Planting trees to replace those that had to be removed.
 - b. Grinding tree stumps.
3. The floor was open for discussion.

Adjournment:

Motion to adjourn was made by Joy Montefiore, 2nd by Roger Vaughan, and approved by Bob Heal.
Meeting adjourned at 8:27PM