



Wexford West Homeowners Association

Board Meeting Minutes:

12/1/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:02 p.m.

Quorum Established: In attendance – Ed Sanborn, Lisa Lawton, Jeff Herman, Joey McNeil, Patricia Rotondo

Approval of Minutes: Lisa motioned to approve the November 2025 minutes from November 11, 2025; 2nd by Patricia Rotondo and the motion was unanimously approved.

Ed - Updates from President

- Welcome to Patricia Rotondo, our new Member at Large board member. Patricia has also expressed interest in our open Treasurer position. We also still have a Vice President board member position open. Board continuing to get the word out.
- Irrigation
 - The water fountains in the large pond stopped working; motor pump has died.
 - Ed met with Outdoor Concepts and the motor needs to be replaced. Also, Daventry fountain intake piece is clogged. Quote for a new motor, gasket and seals, plus the inspection and cleaning of the Daventry fountain intake is \$3,197. Outdoor Concepts did not return our calls after receiving the quote. Looking into new companies to obtain quotes.
 - While inspecting the irrigation filter and looking at parts, cost will be \$600. Parts have been ordered.
- HOA Management Software – Ed looking at ‘HOA Works’ and ‘HOA Start’. Want to make sure there is good security on the software. Looking to budget for 2026.
- Proposed amendment for leasing restrictions – spoke with our attorney regarding the proposal and received appropriate language for the annual meeting. Proposal is a 6 month minimum for leasing. Awaiting response from our attorney on a few follow-up questions.
- 2026 Annual Meeting Planning – tentatively planning for January 20th. Letters will need to be finalized and sent out by December 20th.

Joey - Updates from Member at Large

- No park updates this month.

Jeff – Updates from Treasurer

- 1 household has not paid annual dues.
- Reviewed the financials (admin and common grounds) and vendor invoices.

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Lisa - Updates from Secretary

- No updates this month.

Community Discussion

- No community discussion.

Adjournment: Meeting adjourned at 8:02 p.m.

The next Board meeting will be our annual meeting on January 20th at 7 p.m.