



# Wexford West Homeowners Association

## Board Meeting Minutes:

<09/24/2024>

Google Meet- Virtual  
Palm Harbor, FL 34683

**Meeting Called to Order:** by <7pm> at <8pm> p.m.

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

**Approval of Minutes:** Michael motioned to approve August minutes, approved

- **WW contributes 80% of annual dues to common ground. Daventry, contributes monthly, 80% of WW annual amount to common ground.**
- **Common Ground** - Fountains, Irrigation, Signs, Landscaping, Electrical, Park Benches, Playground/Swing Set, Ponds
- **Aging infrastructure** that will need to be **repaired and/or replaced within the next five years.**
- **Examples** - **fountains** at end of life, **swing set** replacement, **retaining wall** in North pond
- **Current dues** will not cover the non-recurring costs of these repairs. **We will be at a deficit within a short period of time. (Pic 1)**
- **Increasingly, we've had to cover repair costs upfront from our WW Admin Reserve.** This account is then repaid from common ground.
- While on avg we've had an annual reserve of 3-5K for common grounds, **we've projected an annual need of close to 27K. (Pic 2)**
- **The past two years we've increased dues 3% each year. This has not kept pace with increased common ground costs.**
- The increase we're proposing for 25', **will only begin to position us to cover these anticipated costs. Future increases will be needed.**
- It will increase our **annual common ground budget** from **43.6K to 52.3K. (Pic 1&3)**
- This works out to approximately **\$34 per home**, which would be a 20% increase to our annual dues.
- **An alternate approach** to an annual increase - **special assessment.** This would be approx 10x our proposed increase, per home. **(Pic 4)**

### Vote Count for Increase:

- **Yes: 134**
- **No: 2**
- **Approved: Yes**

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### Open Forum:

- Ensuring playground gets replaced
- Good questions about the storms and reserves
- Seemed welcoming from the community and most commented they are surprised dues have not increased by now

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

**The next Board meeting will be held on < TBD > at 7 p.m.**