



# **Wexford West Homeowners Association**

## **Board Meeting Minutes:**

**November 10, 2022**

**Suncoast Bible Presbyterian Church**

**975 County Road 1, Palm Harbor, FL 34683**

**Meeting Called to Order:** by Steve/Ken at 7:01 p.m.

**Quorum Established:** Board In attendance -Michael Sperber, Steve Cybulski, Matt Hardy, Ken Brannigan.

**Approval of Minutes:** Motion to approve the minutes of October 2022; the motion was unanimously approved.

### **Community Improvement Planning:**

1. Jackie Sanchez has resigned eff 10.01.22. Michael Sperber nominated/appointee until annual meeting. Steve Cybulski will resign after January meeting/end of term. Ken Brannigan nominated/appointee until annual meeting. Catie Sperber has resigned eff 11.10.22. **Need to find volunteer to fill position.** Discussed roles and process for the interim and going forward.
2. Annual Meeting date chosen Tuesday January 24<sup>th</sup>.

### **Finance/Vendor Updates:**

1. Budget Review: Water usage/Cost 19% increase in water usage possibly due to broken sprinklers and cost increased. Electric Cost increased 16%. Reviewed maintenance schedule and improvements: Park equipment maintenance.
2. Annual assessment: Agreed on 3% (Michael,Steve) increase at this time and will review entire budget at annual meeting to discuss/determine annual assessment increase going forward.
3. Vendor update: some cost increases.

### **Information/Discussion/Update:**

1. Annual meeting scheduled for Tuesday, January 24, 2023.
2. Annual assessment/proxy/meeting information to be sent out within 30 days prior to meeting.

### **New Business/Community Planning:**

1. Inlet structure at lake is our responsibility.
2. New date for park cleanup 2/26/2023.
3. Trees on CR1 hanging into sidewalk-Ken will coordinate with Duke Energy & JJ.
4. Signs: Add sign to Wexford CR1 south entrance-tabled. Michael to clean signs. Cap light posts at rear entrance, remove broken lights at cr1 sign near church-Steve/Michael.
5. Cover for pump pond equipment-Matt to contact Fence Factory.
6. Stockade fence at CR1 entrance-will discuss with Cheryl if able to be removed.
7. Bench/Table move request for park-confirm location/JJ estimate.

**Adjournment:** Meeting adjourned at 8:06 p.m. The next Board meeting will be held on December 13<sup>th</sup>, 2022 at 7:00 p.m. unless otherwise posted/notified.