



Wexford West Homeowners Association

Board Meeting Minutes:

12.12.23

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

Meeting Called to Order: by **Michael** at **<8:05>** p.m.

Quorum Established: In attendance - **<Ken, Michael, Matt and two residents>**

Approval of Minutes: **Minutes approved from Sept and Oct. Michael to post to website.**

FINANCE Updates

- Budget Updates/Review (Matt)
- Annual dues letters/proxies mailed (How is the response so far?)
 - 35 proxies and 19 e consent forms have come back

ACTION ITEMS/Discussion/New Business

- Holiday lights at both entrances (Ken...well done!) > Kevin Sugar helped too :)
- Approve notes from 9.5 and 10.17 board meetings > **Minutes Approved**
- Fountains not working on North pond, South weak, Matt discussion with Lake Doctors (Matt)
 - SHORE MOUNTED SYSTEM is not supported by Lake Doctors.
 - He offered to replace the fountains, however, with something that is in-lake pump. Info was sent to Matt via email
 - Michael offered to call WestCoast (the irrigation company for Daventry).
 - Water Sample report sent by Lake Doctors every month - seems like we need to be mindful of this
 - Matt to get in touch with LAKE DOCTORS and understand a bit more about what we can do and get a timeline of what we are up against (can we use external pump in the meantime)?
- (Wicklow) Pinellas Reclaimed bill (Reclaimed water connection, island at CR1 entrance but also covers island on East side of CR1) >> WOO HOO! THIS IS HUGE! THANKS MICHAEL!
- Speed bump on Hadley (Removed)
- Parking/alternate side, county (Ken)
- Disposal of old posts from CR1 gate (Ken)
- Duke, lamp posts, Alt 19 entrance (Ken) > Michael has a picture of one of the lamps. Reference that when calling to see the cost (if any) to replace with white LED
- Annual Meeting - Michael - agenda, year in review, Matt and Ken - copies of agenda, discuss budget, all - need for increase early in 24'
- In-Person/Park and Online board meetings
- Violations
 - Motion to for annual meeting to 90 minutes, approved

COMMUNITY IMPROVEMENT/PLANNING (ONGOING)

- Initiate vote in early 24' for increase to annual dues - significant increase in costs, common area improvements
- We continue to need more resident participation - focus on this Q1, CY 24'
- HOA Software (Michael) due in Feb/March
- Confirm members of fining committee (Michael) due in December
- New cover for Daventry, common area, fountain pump, current is cracked (Michael) - Due in Feb

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- Drainage retaining wall (Hold) (Michael)
- Neighborhood sign, Wexford Drive entrance (Hold) (Michael)
- Covenants, bylaws - LT/ST buyers, Tiny Homes, etc. (Reviewing)
- Board Meetings in Park, starting in Spring

OPEN AGENDA – PUBLIC COMMENTS

- Appreciation for the benches this year (been waiting for 3 years)
- Proposed by Elizabeth to light up the park entrance (community board sign) - approved by Mike - lets see if any community member can help
- Jeff proposed to help the community on the weekends for some neighbors that are older, can't afford
- Consider and/or are we allowed to add anything to the initial letter
- Need to be mindful of potential damage cause while we are helping
- IF NOT associated perhaps we get a GROUP of volunteers that are always willing to participate

MEETING ADJOURNED

**Adjournment: Meeting adjourned at <8:07> p.m.
The next Board meeting will be held on TBD**