



Wexford West Homeowners Association

Board Meeting Minutes:

<04/02/2024>

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

Meeting Called to Order: by <Ken > at <7:03> p.m.

Quorum Established: In attendance - <Michael, Matt and Ken along with 2 other home owner >

Approval of Minutes: <Motioned by Ken, 2nd by Michael >.

FINANCE/VENDOR Updates

- Budget Updates/Update on Annual Dues (Matt)
 - Moved monies to our new money market account
 - Matt will setup auto transfer to the CG from the money market (on the 1st and instead of manually being done, it will be automated and no amount changed)
 - 10 homeowners yet to pay dues for 2024
 - Matt willing to walk around once more to talk local
 - There are a couple Matt mentioned that he recognizes being late from last year

ACTION ITEMS/Discussion/New Business

- Propose to meet monthly through June (Michael)
 - Ken propose May 14th and June 11th
- New board member recruiting (Drafting letter)
 - Mike to draft a letter via email and through mail to increase involvement (April 15th)
- Fountains - Quote from West Coast on Suction components
 - Michael suggesting we move forward with repairs and if WestCoast will be maintaining the lines going forward
 - WC charges \$300/month every month to inspect system including heads, approval up to \$125
 - Matt says its itemized on the bill > Actually, WestCoast was acquired by another company based in Colorado
- Fountains - check w/James Brothers on maintaining lines
- LED lighting / Duke Energy
 - Actual cost is \$91/month for 10 years. Or, \$10,920
 - Matt says it looks like we are paying \$48/month for rental
 - Questions: How long have we been paying on the old equipment?

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- Service on old equipment?
- Matt to reach back out to Duke and ask for a contract on the rental line items
- Swings in the park - replacement
 - Swing Only replacement: Range from \$70-\$100 each
 - https://www.playsetparts.com/basic-commercial-belt-swing-seat-with-86-plastisol-chain/?sku=S-024-BK-G&mcsclkid=959d256943381654097f4365c17d698f&utm_source=bing&utm_medium=cpc&utm_campaign=Smart%20Shopping%3A%20TOF%20-%20Swings%20%26%20Slides%20%7C%20USA&utm_term=4583657850082628&utm_content=Ad%20group%20%231
 - Bucket Only replacement: Range from \$95-\$145
 - https://www.playsetparts.com/commercial-full-bucket-swing-seat-with-56-soft-grip-chain/?sku=S-273-G-G&mcsclkid=5a0bc4a8aad015dbd522a2a428959268&utm_source=bing&utm_medium=cpc&utm_campaign=Smart%20Shopping%3A%20TOF%20-%20Swings%20%26%20Slides%20%7C%20USA&utm_term=4583657850082628&utm_content=Ad%20group%20%231
 - Entire Rebuild ranges from \$1125-\$3000+
 - https://playgroundking.com/free-standing-swingset?utm_term=playgroundking&identifiers=dat-2334400624741724:loc-113250&Campaign=**LP%20DSA%20-%20All%20Webpages&CampaignId=392250366&AdGroup=All%20Webpages&AdGroupId=1321614058932152&AdId=82601162102822&Network=o&mcsclkid=81bdd115eeeb142a17f8b7196cae96fb&utm_source=bing&utm_medium=cpc&utm_campaign=**LP%20DSA%20-%20All%20Webpages&utm_content=All%20Webpages
 - https://willygoat.com/products/cantilever-swing-set?variant=31755730550881&utm_medium=cpc&utm_source=google&utm_campaign=Google%20Shopping&stkn=ff1d4e32b302&campaignid=17542446468&keyword=&device=c&adtype=pla&adgroupid=&gad_source=1&gclid=Cj0KCQjw2a6wBhCVARIsABPeH1ssvB3rvNRfOhqhOFEXHLu85lgsSnBfyimiwLAOPHfp6gHsAKzuZgaAgSyEALw_wcB
- Wood near sign, CR1
 - Ken still to pickup
- HOA software
 - Still on Mike radar
- Violations tracker
 - Still able to communicate via text and door knocking.
 - Mike would like a schedule – ken will go back through old notes and communicate
- Initiate process for increase to dues

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- Mail between June-August
- Matt proposed no prepaid return envelopes
- We will need a full financial – oinclude comparisons of surrounding area of HOAs
- New cover for Daventry fountain pump
 - Mike to ask WestCoast it cost to cover their pump cover that is breaking

OPEN AGENDA – PUBLIC COMMENTS

- Erin Brady – Trash can in park recommendation
 - Concerns: Park Service Pickup (Dog Poop) AND/OR If companies like wastepro even offer park pickup
 - Liability of someone gets hurt picking up the trash (Sharp or otherwise)
- Still need update on the retaining wall and now there is graffiti on it (Mike end of month)
- Park Cleanup > Make a post to do by May 15th park clean up

Adjournment: Meeting adjourned at <8:10> p.m.

The next Board meeting will be held on <May 14th> at 7 p.m.