



Wexford West Homeowners Association

Board Meeting Minutes:

7/8/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:03 p.m.

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

Approval of Minutes: Lisa motioned to approve the June 2025 minutes from June 24, 2025; 2nd by Jeff Herman and the motion was unanimously approved.

Ed - Updates from President

- Board member resignation (Vice President), searching for a replacement. Will post in upcoming Summer newsletter.
- Irrigation
 - Termination letter has been sent to Sunrise to cancel our service.
 - Identified Elite Landscaping as a possible replacement for Sunrise. Ed will obtain an estimate for CR1 entrance irrigation repairs.
- Swing set replacement
 - Swing set has been ordered from Project Innovations and will be delivered and installed this month. Cost will be \$1,000 to purchase additional mulch from SLM and additional barriers needed (cost not to exceed \$700). Ed motioned to approve the cost of the mulch; 2nd by Jeff and the motion was unanimously approved
- HOA Management Software – Ed participated in a demo yesterday with 'HOA Works' and received pricing. Jeff has another software to evaluate.
- E-consent forms: mailbox has been installed on the bulletin board at the park and e-consent forms will be printed and can be found in the mailbox. Ed will post on Facebook as well.

Joey - Updates from Member at Large

- Tree planting – Cheryl Reed, WW homeowner, works for a nursery and reached out to the community for tree donations (via Facebook). The tree planting day will take place on Saturday, July 12th at 9:00 am. 19 trees will be planted.

Jeff – Updates from Treasurer

- 2 households have not paid annual dues and late fee notices were sent.
- Reviewed the financials (admin and common grounds) and vendor invoices.

Lisa - Updates from Secretary

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- July agenda sent out electronically to 46% of our WW community (sent to community members that have sent a signed e-consent).
- Summer Newsletter finalized and will be emailed this week. Thank you Amy Matthews!

Adjournment: Meeting adjourned at 8:48 p.m.

The next Board meeting will be held virtually on August 12th at 7 p.m.