



Wexford West Homeowners Association

Board Meeting Minutes:

11/11/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:02 p.m.

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

Approval of Minutes: Lisa motioned to approve the October 2025 minutes from October 15, 2025; 2nd by Jeff Herman and the motion was unanimously approved.

Ed - Updates from President

- Two board member positions open – Vice President and Treasurer. Board continuing to get the word out.
- Irrigation
 - The water fountains in the large pond stopped working; motor pump had died.
 - Ed met with Outdoor Concepts and the motor needs to be replaced. Also, Daventry fountain intake piece is clogged. Quote for a new motor, gasket and seals, plus the inspection and cleaning of the Daventry fountain intake is \$3,197. Awaiting call back from Outdoor Concepts.
 - While inspecting the irrigation filter and looking at parts, cost will be \$600. This filter is now out of circulation and parts are hard to find.
- HOA Management Software – Ed looking at ‘HOA Works’ and ‘HOA Start’. Want to make sure there is good security on the software. Looking to budget for 2026.
- Alt-19 Sign – looking to revisit in Q1 and discuss further during annual meeting. Looking for potential volunteer(s).
- Proposed amendment for leasing restrictions – spoke with our attorney regarding the proposal and received appropriate language for the annual meeting. Proposal is a 6 month minimum for leasing.
- 2026 Annual Meeting Planning – need to finalize date in January and finalize letters that need to be sent out.

Joey - Updates from Member at Large

- No park updates this month.

Jeff – Updates from Treasurer

- 1 household has not paid annual dues.
- Reviewed the financials (admin and common grounds) and vendor invoices.

Wexford West HOA Meeting Minutes

Lisa - Updates from Secretary

- November agenda sent out electronically to 49% of our WW community (sent to community members that have sent a signed e-consent).

Community Discussion

- Homeowner Patricia Rotondo attended the call, provided introductions and expressed interest to join the board as Member at Large.
- Jeff made a motion to approve Patricia as Member at Large; Ed seconded the motion and the motion was unanimously approved.

Adjournment: Meeting adjourned at 8:07 p.m.

The next Board meeting will be held virtually on December 1st at 7 p.m.