



Wexford West Homeowners Association

Board Meeting Minutes:

3/5/2025
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, Ken Brannigan, Lisa Lawton, Jeff Herman, Joe McNeil

Approval of Minutes: Lisa motioned to approve the minutes of our annual meeting on February 4, 2025; 2nd by Ed Sanborn and the motion was unanimously approved. We will put forward an approval again formally at the 2026 annual meeting.

Ed - Updates from President

- Tampa HOA Expo
 - One vendor at expo had a portal product; will do an exploratory meeting /demo to learn more.
 - Few irrigation vendors in attendance.
 - Met the vendor that installed our swing set; have brochure to review.
- CR1 Electrical Work for the Signs
 - All electrical work completed.
 - Received invoice from Brock Electric and forwarded to Duke Energy for reimbursement (\$3,600).
- Entrance beautification
 - Entrances need mulch, hedging – lets look for volunteers.
 - Tree that was taken down, needs hole filled.
 - CR1 irrigation – need to check to see if it's working.
 - Alt 19 irrigation not working.
 - We could consider soaking hose.
 - Longer term, we need to replace – maybe with Florida type plants?
 - White pipes on entrance to Alt 19, what are they? Should we hide with shrubs?
- Swing set replacement
 - Received bids from three vendors.
 - Current barrier zone is 40x20 and we need 32x28. Therefore we need 4 additional barriers (approx. \$200) and can be easily installed if we want to do ourselves.
 - WillyGoat \$7,169.31 (including approx. \$4k installation)
 - Playground Boss \$3,605.00 (will not install; they find local fencing co)
 - Creative Recreation \$6,667.02 (including approx. \$3k installation and \$240 for mulch)
 - Follow-up questions – are they licensed and insured? What is the warranty? Confirm the swing set and installment meets state / county code.
 - We want to have a permit; what is the cost and process?

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- Safety is paramount for our community.
- Removal of existing swing set – Dave McGerald had an idea of repurposing wood from swing set to build a new picnic table. Dave will share sketches with the HOA that can be shared with Daventry.
- Wexford West Facebook Page
 - 199 members
 - Cat Sperber current admin of Facebook
 - Post note to sign up for electronic mailings from HOA; attach form
- Insurance coverage
 - Ken to receive quote to increase insurance coverage.
 - Current cost is \$3,195
- Newsletter
 - Lisa to follow-up with Amy Matthews (newsletter volunteer)
- Pond tree concerns & fence behind pond is pulled back
 - Church took down trees several years ago on our side of fence; were supposed to install new trees which never happened
 - Not an immediate priority
- Ideas for reducing soliciting
 - Inform solicitor that this is not permitted. Inform solicitor that soliciting is not permitted. Take business card and HOA Board can call and/or email company.
- Board admin session
 - Working meeting to review roles and responsibilities. Review and access google drive.
 - April timeframe

Jeff – Updates from Treasurer

- Reviewed the financials (admin and common grounds) and vendor invoices.
- \$10k earmarked for tree vendor invoice and swing set. \$3,100 for trees; therefore \$6,900 left for swing set.
- Filing tax return.

Lisa - Updates from Secretary

- March agenda sent out electronically to 45% of our WW community (84 e-consents received out of 187 homes). Revisit missing e-consents in a few months.

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

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