

Meeting Minutes WWHOA – February 10, 2011

President, Jane Heid welcomed everyone attending the meeting and stated that the meeting was going to have a little different sequence than usual. Board members present were, Jane Heid, Barbara Warren, Sean MacVicar, Rod Walters, Russ Coomer, Brenda Elias, & Bill Tsompanidis.

Norm Hatch, Crime Watch member introduced Deputy Steve Sikalos and Deputy Justin Atkins, from the Hernando County Sheriff's office. Deputy Sikalos addressed the membership regarding safety when you feel that something suspicious is going on, the recent crime incidents that have happened in Woodland Waters in the last couple months, and the ongoing problems with the ATV's in Phase 6. He discussed several items that we can all do to make our homes safer from intruders. Tony Davidson commented on garage door safety techniques and Dennis Symbal stated that he would take over the Crime Watch and start working immediately within the community to get Crime Watch up and going. He cited several different methods of safety procedures and will keep members in Woodland Waters abreast of the most recent crimes and incidences.

The Board discussed hiring off duty deputies to patrol in Woodland Waters. After a lengthy discussion, the Board decided to send a letter out to all the members getting their input as to whether or not the community would like us to hire deputies on a part-time basis. It was decided that we would wait and see what kind of comments would come back to the Board as to whether or not the majority of the members agree.

Next the Board discussed putting lights in the boat/park area as there are teens/young adults hanging around the area late and during the night hours leaving trash and being mischievous. Dave Jolliffe and Bill Tsompanidis will check into the cost & installation with the WREC engineers. Bill made the motion; Russ seconded it, all in favor.

Bill made a motion to accept the Dec 2010 minutes into record; Barbara seconded the motion, all in favor.

ARC report – Mary Mazzuco was not present and Russ Coomer stated that there was nothing to report.

LEC report – Dave Jolliffe stated that the circuit panel on the main pump on the South pond had been replaced due to a possible lightning strike. Eric Bogan and company cut back all the grass around the pond. Eric doing a great job! Several sprinkler heads and a main pipe was damaged due to the fiber optic lines that were recently buried up towards the front entrance for the new cell tower located in Camp-a-Wyle. Two new flags were purchased for the front entrance.

Barbara Warren gave the Treasurer's report and stated that a copy will now be placed on the website. Bill made a motion to accept the Treasurer's report into record; Russ seconded the motion, all in favor.

Next on the agenda was a discussion regarding the 2011 Spring Fling (tentatively scheduled for April 16, 2011) and pending final approval from the county. Sean is handling the county permits. An email will be sent out to the membership asking for volunteers. Anyone interested in helping with the Spring Fling contact Brenda Elias at 596-4085. More information will follow within the next couple weeks.

Russ has been handling property violations, and all have complied after a personal visit to the property owner.

With no new business to report, a motion was made by Bill Tsompanidis to adjourn the meeting, Brenda seconded, all in favor, the meeting adjourned at 9:15 PM.

Bill Tsompanidis

Secretary, WWHOA

Meeting Minutes WWHOA – April 14, 2011

President, Jane Heid welcomed everyone attending the meeting and thanked them for coming. Board members present were, Jane Heid, Barbara Warren, Russ Coomer, Rod Walters, & Bill Tsompanidis.

Minutes from the last meeting were read. Bill Tsompanidis made a motion to approve the minutes and Russ Coomer seconded. The minutes will be recorded into our records.

ARC report was given by Russ Coomer in Mary Mazzuco's absence. Devorek and Heid construction projects have started. No other ARC developments to report.

Dave Jolliffe gave the following LEC report: Front flower bed will soon be completed by Eric Bogan; New shrubbery to be installed along flowerbeds; signs for the boat/picnic area will be installed to help prevent trespassers; Pest Bear quit working for the HOA & Tru Green will replace them and start spraying common areas. Fence in picnic/boat area will need several sections replaced, Dave will look at a different type of fence and get back to the Board with bids; sod along the boulevard was tabled till Russ has a chance to see if the county will replace the sod at county expense instead of HOA expense.

Barbara Warren, Treasurer gave the financial reports. Bill Tsompanidis made a motion to approve the financial reports and Russ Coomer seconded it. Reports will be recorded into our minutes.

Discussion regarding foreclosure on properties failing to pay their non-construct fees. Barbara has turned the accounts over to the HOA attorney. Bill made a motion to start foreclosure and Russ seconded the motion. By unanimous vote by the Board members, the accounts are to be sent to the HOA attorney for foreclosure process.

Spring Fling – Barbara has received many door prizes for the Spring Fling. Everything is in order and ready for the event.

Property violations – Property violation letters are being prepared and are going out for lawns and landscape areas that are not being maintained. A warning letter will go out stating a fine letter will follow if action is not taken.

By unanimous vote by the Board members, the Board voted to secure a 10 x 10 unit for storage replacing the smaller unit we have now.

Bulletin Boards – Reminder that the bulletin boards for the member use will be as follows: Ads are only allowed up for 10 days/per calendar month and must be dated and noted that the ad was posted by an HOA member - the ad size is 4" X 6" MAXIMUM. **NO ONE EXCEPT ONE OF THE BOARD DIRECTORS IS ALLOWED TO REMOVE SOMEONE ELSE'S ADS ON THE BULLETIN BOARD.**

With no other business to discuss, a motion to adjourn was made by Bill Tsompanidis and seconded by Russ Coomer. The meeting adjourned at 7:30 PM

Bill Tsompanidis, Secretary

Meeting Minutes WWHOA – June 9, 2011

President, Jane Heid welcomed everyone attending the meeting and thanked them for coming. Board members present were, Jane Heid, Barbara Warren, Russ Coomer, & Brenda Elias. Meeting was opened at 6:30 PM.

Minutes from the last meeting had been handed out, no corrections or comments were requested & Russ Coomer made a motion to approve the minutes and Brenda Elias seconded. The minutes will be recorded into our records.

Mary Mazzuco gave the ARC report: Mary stated that additional paperwork needed to be submitted to the ARC regarding the house on Whisper Ridge Trail in the process of being built. Russ Coomer & Mary will go to the owner and resolve the issues. No other projects were approved for the last 2 months.

Dave Jolliffe gave the LEC report: Repairs are underway for the front entrance waterfalls, as the marble squares have had water damage behind the squares and will have to be replaced. Dave has a reputable company installing 2 large pieces of granite behind the waterfall on both sides of the entrance waterfalls. Dave got several bids and the company chosen was \$1,000 under the other bids. Electric LED lighting will be installed under the new flowerbed at the front entrance. Russ & Deb Coomer are donating the lights. The viburnum bushes along the Boulevard needs to have some irrigation repairs done; sand keeps getting into the lines and Russ and Dave spend countless hours clearing those lines.

Barbara Warren, Treasurer gave the financial reports and stated that we have 5 lots where the property owners are not paying the Non-Construct fees and the properties have been turned over to the HOA attorney for foreclosure.

The Board had a discussion of the IRS tax laws regarding 1099 forms to persons doing work for the HOA. Barbara will contact a tax attorney to clarify the pending questions regarding same.

Several Deed Restriction violations were discussed and letters to homeowners will be sent this week.

The new watering guideline warrants stronger action in regards to homeowners that are not keeping their properties in compliance with the lawn and landscaping rules of our documents. We are now allowed to water twice a week. A letter/email will be sent to all homeowners reminding homeowners to do something about the present conditions of their lawns and landscaping beds. Weeds need to be pulled or taken out of the landscape beds. Properties need to be cleaned up and lawns need dire attention in many instances. Immediately fines will be imposed for those who do not comply with our deed restrictions.

Additional violation letters will also be sent out in the next couple weeks for mold on the outsides of the homes. The Board will be re-evaluating properties once again. There are several properties that have been sent the warning letter to get in compliance with the deed restrictions, and those property owners ignoring the Board's requests will now be fined. Fining letters will also be sent out in the next week.

A motion was made to adjourn the meeting by Brenda Elias and seconded by Barbara Warren, meeting adjourned at 8:10 PM.

WWHOA BOARD MEETING MINUTES

AUGUST 11, 2011

President Jane Heid welcomed everyone in attendance of the August WWHOA meeting & thanked them for coming. Board Members in attendance were: Jane Heid, Brenda Elias, Russ Coomer and Barbara Warren. The meeting started at 6:30 PM.

The resignation of Secretary Bill Tsompanidis was accepted and a motion was made by Barbara Warren to accept Tony Davidson to fill the vacant Secretary position. Seconded by Brenda Elias. Motion passed. Tony accepted. Russ Coomer made a motion to accept the minutes of the last meeting. Barbara Warren seconded.

Russ Coomer gave the ARC report: are currently working with an owner on Hernando Ridge on plans for a new shed.

Dave Jolliffe gave the LEC report: new irrigation has been installed on Woodland Water Blvd and came in under budget. Advised that 3 trees on Tooke Shore are in need of removal. Board approved an estimate of \$125.00 each for removal by our landscape company which also included mowing of right-a-ways. There is also 1 tree at the picnic area that has beetles and should also be removed. Pictures have been taken of landscape damage at the front entrance and a police report was made. Will advise landscape company to repair damage. Board approved a debit card for Dave's use on purchases of needed items.

Barbara Warren gave the financial report: Advised Board that a lot had been sold recently that Non-Construct lein and legal fees has been filed against. Barbara is also mailing several letters to notify certain residents that fines are due for various Association violations and warning letters to others with fines pending if warnings not heeded.

The Board had a discussion of a Workshop Meeting in the near future to prepare for the October Membership Yearly Meeting. Jane will send an email with a proposed date for workshop.

Brenda Elias suggested a dozen or so signs be made up for "No Parking" areas (ie: entrance, lawns). She will gather more info from Code Enforcement & County.

A motion was made by Russ Coomer to adjourn and was seconded by Barbara Warren. Meeting was adjourned at 8:25 PM.

Homeowners Association of
Woodland Waters, Inc.

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

WWHOA ANNUAL MEETING MINUTES 10/13/2011

President Jane Heid called the meeting to order and welcomed all home owners to the meeting at 6:45PM.

Association President Jane Heid then led the home owners in the Pledge of Allegiance.

Minutes of the last meeting in August were read by Jane.

All board members were then introduced. Members present were Jane Heid, President; Brenda Elias, Vice President; Tony Davidson, Secretary; and Russ Coomer, Rod Walters, and Suzanne Martin, Directors.

Brenda Elias Association Vice President then read the financial statement for the 2010-2011 year for Barbara Warren, Treasurer who was not present.

Brenda Elias made a motion to accept the report, Russ Coomer second, all were in favor.

The proposed budget for 2011-2012 was read by Brenda Elias. A question was asked about the \$8000.00 estimate for the boat ramp/park fence. Dave Jolliffe gave further info on the three estimates received for the project. Another question was asked about the \$6000.00 previously allotted for attorney's fees, and the lower amount estimated for the next calendar year. Jane Heid explained how the attorney has been charging the violators of our deed restrictions and foreclosures.

Election ballots were counted for the treasurer and one director position. Barbara Warren, treasurer: 131 and Russ Coomer, director: 129. Both seats are for another 3 year term.

Director Russ Coomer gave the ARC report. The committee has approved 7 plan reviews for new homes/fences/garages, and (1) denial.

Dave Jolliffe gave the LEC "Year in Review" report. New raised planter installed at the front entrance. Accident damage of the shrubbery on the south side was repaired. New granite tile slabs and signs repainted on the entrance waterfall. The filters for both of the ponds were cleaned, new irrigation installed, and numerous trees removed throughout the development from lightning, bug and storm damage.

Both Jane and Dave addressed the rumors of purchasing the two lots at the entrance, and a club house. Through a show of hands by all home owners present, NO interest was shown in pursuing either matter!

The mike was open to the home owners. Questions asked about some violation letters mailed out that were very general. The letter did not list the particular violation for that home in question. No phone number to contact any one to answer any questions about the violation letter, etc. The home owner was advised that an error did take place and the board is working on a corrected list.

A question was asked about homes in foreclosure/abandoned status. The board replied there is nothing we can do until the foreclosure is in full swing. At that point, banks and real estate agents are contacted and actions taken.

The No Soliciting sign came apart, and a new one is on the way. Another question was asked about people parking in the grass in front of homes. The board advised that if the vehicle in question is on the right-of-way, the HOA can do nothing however, the Sheriff's office should be called.

There will be no spring fling this year due to the bad turnout last year.

Motion was made to adjourn the meeting and seconded.

Meeting adjourned.

Sandwiches, cookies, chips and drinks were served directly after the meeting.

WWHOA MEETING MINUTES 10/13/2011

The General Board meeting to elect the officers of the HOA directly followed the Annual Meeting.

Board members present were Jane Heid, Brenda Elias, Tony Davidson, Russ Coomer, Suzanne Martin, and Rod Walters. The Board voted to keep Jane Heid as President, Brenda Elias Vice President, Tony Davidson Secretary, and Barbara Warren Treasurer. Brenda Elias made the motion, Russ seconded the motion. Motion was passed and recorded into the record.

Motion was made to adjourn the meeting and seconded. Motion was passed.

Meeting adjourned.

WWHOA MEETING MINUTES 12/08/2011

The December meeting of the WWHOA was held at the Nativity Lutheran Church at 6:30PM in Weeki Wachee. The meeting was called to order by board president, Jane Heid.

In attendance were: Jane Heid, President, Tony Davidson, Secretary, Russ Coomer, Rod Walters, and Suzanne Martin, Directors. Absent were Brenda Elias, Vice President and Barbara Warren, Treasurer.

Minutes from the annual meeting held in October were read by Jane Heid, and a motion to accept was made by Russ Coomer and seconded by Tony Davidson.

LEC Committee – Dave Jolliffe reported; Christmas decorations have been set up at the entrance. New L.E.D. lights have been added and two new illuminated wreaths donated by Mr & Mrs Russ Coomer have been put up. The south fountain pump and float switch were faulty and had to be replaced, along with new wiring. Also reported, an accident on Woodland Waters Blvd. involving one of our residents. This occurred near the front mail boxes near the pine trees. The vehicle ended up on its side and had taken out several holly bushes and hit a couple of the trees. A police report was obtained and handed over to the Treasurer.

The board was advised that there was a broken plank/board on the dock at the recreation area. Dave Jolliffe has taped the area off with caution tape and, put up a warning sign until it can be replaced. Also discussed, refreshing the landscaping at the front entrance on the south side. Removing the old plants and hedges now in place, and placing some palms and new plants to spruce the area up. A motion was made by Russ Coomer and seconded by Tony Davidson to seek estimates from our landscape company.

ARC- Mary Mazzuco Reported: One pool and enclosure has been approved, one single family residence with pool approved. She also reported that the committee has seen a lot fewer plans to review than in the years past. 8 in 2011, 10 in 2010 and 18 in 2009 that have been approved.

A discussion was held over several deed restriction violations. A motion was made by Suzanne Martin and seconded by Tony Davidson to forward these over to WWHOA Attorney.

Crime Watch – 6 residents on the crime watch have been approved by the Sheriff's Office with two more individuals pending. Approximately 3 – 5 people will be attending the Sheriff's Office quarterly meeting from our development for the crime watch program. The Board has discussed the renewal contract for our current landscape company, as there is a definite benefit when we have the landscape company trained to work not only on the lawn care, but to know all the water systems in the community and all the extra work that they do over the top of what we ask of them to do. A motion was made by Russ Coomer to accept, and seconded by Suzanne Martin. A motion to adjourn was made by Tony Davidson, seconded by Russ Coomer. The meeting adjourned at 8:00PM