

The February 9, 2012 WWHOA Meeting was held at the Nativity Lutheran Church at 6:30 P.M. in Weeki Wachee. The meeting was called to order by President, Jane Heid.

Minutes of the previous meeting were read and a motion was made by Tony Davidson to accept them, Russ Coomer seconded, and the minutes were recorded into the record.

LEC Committee – Dave Jolliffe, chairman reported that himself and Russ Coomer have repaired the broken boards on the dock at the recreation area. The sprinkler pump by the shrubs along Woodland Waters Blvd was replaced. The irrigation leaks at the entrance (cracked pipe & valves) have been repaired. Our landscape company (E. Bogan Property Maintenance) is mapping out the irrigation system/valve placements for future reference. Shrubs & foliage have overgrown the boxes and a map of their placement is good to have. The “NO SOLICITING” sign will be replaced as soon as the size/verbiage is confirmed with the company making the sign.

ARC- Mary Mazzuco reported no new plans have been sent in for review.

Treasurers Report – Barbara Warren brought the Board up to speed on our finances. Copies of trial balance sheets/profit and loss reports were handed out to the Board Directors and copies were set out for any HOA member to look at as well. Copies will also be posted on our HOA website. There is approximately still \$12,000 outstanding in 2012 Association dues. This was Barbara’s last Board meeting. Barbara and her husband John are moving out of state. We thank Barbara for her years of service and wish her and John well.

The Board also discussed the lack of interest in replacing Barbara Warren as Treasurer. Several attempts have been made via mass email and bulletin board postings the past few months to secure a volunteer for the position, plus Board Directors asking many members to do the job. To date we haven’t had anyone volunteer. The Board voted to hire an outside bookkeeper to do the bookkeeping for the HOA ; (Jane Heid and Tony Davidson have been talking with someone last week that comes highly recommended). This person will be processed through the criminal background check and will be bonded. It was agreed that if that position had a member volunteer change on a regular basis, that it would have a negative effect on the finances, especially since there are so many foreclosures, and non-construct fees & liens to contend with. With the economy the way it is, it is truly a full time job. Since Jane Heid held the position prior to her position as President, she will train and oversee the implementation of the bookkeeper. Secretary, Tony Davidson made a motion to hire the bookkeeper and Russ Coomer seconded the motion. Motion accepted into the HOA record.

Winners of the 2011 Holiday Lighting Contest are: 1st place.....Mr & Mrs Tyrone Woods.....2nd place.....Mr & Mrs Nelson Barretto (Enclave) and 3rd place.....Mr & Mrs Patrick Mulholland. Congrats to all the winners !!!

Deed Restrictions – Recently, several of the Board Directors have made some courtesy visits about several deed restriction violations. Proud to report, that all their warnings have been heeded and violations corrected.

A motion was made by Secretary, Tony Davidson to adjourn the meeting, seconded by Director, Suzanne Martin. The meeting adjourned at 8:00 PM.

WOODLAND WATERS HOME OWNERS ASSOCIATION MONTHLY MEETING

APRIL 12, 2012 AT THE NATIVITY LUTHERAN CHURCH

Meeting was called to order by President, Jane Heid at approx. 6:40 PM.

February 9, 2012 Meeting Minutes were read. Russ Coomer made a motion to accept the minutes, and Tony Davidson seconded. Motion carried and is recorded into HOA record.

Our Treasurer, Barbara Warren resigned from the Board effective February 29, 2012. The Board has been brought up to speed by Jane Heid in regards to the HOA finances. Kristin Schram, (our new bookkeeper) has been bonded and insured and has passed the background check. The past Treasurer, Barbara Warren has moved out of state and Jane has been maintaining the records and getting Kristen up to speed. Kristen is working out very well.

A discussion was tabled about backing up the WWHOA lap top computer. There is a lot of important info stored on the lap top that would be lost if there were a problem. A suggestion was made to investigate different companies that do offsite back-ups and costs to save the info stored in the computer.

ARC Committee: Chairperson Mary Mazzuco updated the Board on 4 plans reviews submitted for April 2012.

Dave Jolliffe has given the go ahead to Connie's Signs to make and place the "No Soliciting" sign for the entrance. It should be in place by May 21st.

The front entrance refurbish has been progressing well. Old plants have been removed by our landscaper and new grass and shrubbery will be planted to spruce up our entrance area.

Deed violations were discussed and acknowledged that the current violators have been warned with fines if compliance is not immediate.

Finally, the Board had a discussion regarding the **NON interest** in people in the community to join our Board of Directors. We need members interested in joining our Board to please contact one of the Board Directors to join our current team. As you all well know, the current Directors cannot run the Board indefinitely and would love to have some new people join our Board. If you are interested, please give us a call at 592-5007 and leave a message. Someone will call you back.

A motion was made by Russ Coomer to adjourn the meeting and it was seconded by Tony Davidson.

Meeting adjourned at 8:30.

6/14/2012 Woodland Waters Minutes

The June meeting of the WW HOA was held at the Nativity Lutheran Church and began at 6:30 PM. The meeting was called to order by President Jane Heid. In attendance were: Jane Heid, President, Brenda Elias, Vice President, Tony Davidson, Secretary and Directors: Russ Coomer and Suzanne Martin.

The minutes from the April meeting were read. Jane Heid asked if there were any questions or comments. Russ Coomer motioned to accept the minutes, Tony Davidson seconded.

The treasurer's report was read. No questions or comments; A motion was made by Secretary, Tony Davidson and seconded by Russ Coomer.

LEC report: several trees have been removed by our landscaper, Eric. A separate landscape company is being called in to evaluate removing 2 other trees damaged by insects. There has been a sign installed at the front entrance for "no soliciting". The entrance landscaping has been completed and all sprinklers/heads have been mapped out.

ARC report: Mary Mazzuco reported that to date 8 approvals for 2012 have been given.

An open discussion was had on several deed restriction violations. Several Board Members will be making courtesy calls to speak with home owners not in compliance.

Motion was made by Vice President Brenda Elias to adjourn, Secretary Tony Davidson seconded. Meeting adjourned at 7:40 PM.

8/9/2012 Woodland Waters Minutes

President Jane Heid called the meeting to order at 6:30 PM at the Nativity Lutheran Church in Weeki Wachee.

In attendance were: Jane Heid, President, Brenda Elias, Vice President, Tony Davidson, Secretary and Director Rod Walters.

Minutes of the previous meeting were read. No comments or questions and a motion was made by Rod Walters to accept the Minutes, Brenda Elias seconded.

LEC report – Dave Jolliffe brought the Board up to date on several issues. Several trees have been removed from the center divide at the entrance at US 19; palm trees have been put in their place. A new sign that was placed at the entrance of US 19 for “No Soliciting” has been vandalized. Dave has done a temporary repair and will be getting info from the sign company to repair. A pump start relay in the south pond had gone bad. West Coast Drilling was called in and repaired the pump. The old pump had been out for several weeks. The Landscape Company will be mowing our right-of-ways and trimming the bushes along Woodland Waters Blvd soon. Information was presented to the Board on a company called Lake Masters. They will be treating the grass that is growing in both ponds once each month.

No ARC report was available.

The treasurer’s report was read and Balance Sheets were reviewed. All outstanding HOA dues, non-construct fees and assessments have been turned over to our Attorney. Notices have been given on several deed restriction violations and most have been complied with in the 48 hour window.

Ballots and paperwork will be ready and mailed out to homeowners by the first week in September for the October Homeowners Annual Meeting.

A motion to adjourn was made by Tony Davidson and seconded by Rod Walters. Meeting was adjourned at 7:35 PM.

Woodland Waters Home Owners Association

Annual Meeting, October 11, 2012

The 2012 Woodland Waters Annual Homeowners Association Meeting was held October 11, 2012 at The Nativity Lutheran Church of Weeki Wachee. The Meeting was called to order by President Jane Heid at 6:40 P.M. President Jane Heid led the Membership in the Pledge of Allegiance. In attendance were: Jane Heid, President, Brenda Elias, Vice-President, Tony Davidson, Secretary, Directors Suzanne Martin and Rod Walters. Absent was Director Russ Coomer.

Director Suzanne Martin read the Minutes of the 2011 Annual Meeting. Vice-President Brenda Elias made a motion to accept the Minutes, Director Rod Walters seconded. All were in favor.

President Jane Heid read the financial statement for the calendar year 2011. After the Statement was read, we were introduced to Kristin Schram who has been assisting Jane Heid with the Treasurers position since Barbara Warren has left the Community. Several questions were asked by the Membership and were answered by the Board. Vice-President Brenda Elias made a motion to accept the Financial Report and was seconded by Director Rod Walters. All were in favor.

The ballots for the Board were tallied and read by Director Suzanne Martin as follows:

President.....Jane Heid	123	Vice-President.....Brenda Elias	122
Director.....James Devorak	123	Secretary.....Tony Davidson	95
Write-in.....Ambrose Tricoli	1		

Copies of the Proposed 2013 Budget were handed-out to those attending and mailed to the Membership with the Election Packets prior to the 2012 Annual Meeting. President Jane Heid brought to the attention of the Membership that 2 errors were found in the proposed budget and have been corrected.

The L.E.C. Committee report was given by Dave Jolliffe as follows: the front entrance to Woodland Waters has been re-landscaped. Older overgrown shrubbery has been removed and replaced with new plants. New irrigation has been installed along Woodland Waters Blvd. for the hedges on the north side. Old & dying pine trees have been removed from the Picnic Area and along the center median on the Blvd. Flowers have been replaced in the front entrance planter. Several water pumps for irrigation and fountains have been replaced this year. Vandalism at the Boat Ramp has been repaired. Pond Maintenance for the entrance ponds is now being attended to by Lake Masters for aquatic weed control.

President Jane Heid answered several questions regarding a newsletter and website. A call for volunteers to assist was made.

A motion was made by Vice-President Brenda Elias to adjourn, seconded by Secretary, Tony Davidson. All were in favor. Meeting was adjourned at 8:02 P.M.

October 11, 2012 General Board Meeting After Annual Meeting for Election of Officers

The Board gathered to elect the officers for the next year. Russ Coomer made a motion and suggested that we leave the officers as they are in the same positions as the past year with the exception of placing Suzanne Martin as Treasurer. Rod Walters seconded the motion and it is recorded into the minutes of record.

Tony made a motion to adjourn the meeting and Russ seconded. The meeting adjourned at 8:25 P.M.

Woodland Waters Home Owners Association

December 13, 2012

The December W.W.H.O. A. Meeting was held on Thursday, December 13 at The Nativity Lutheran Church at 6363 Commercial Way in Weeki Wachee, Florida. The Meeting was called to order by President Jane Heid at 6:25 P.M.

In attendance were Jane Heid, President, Brenda Elias, Vice-President, Tony Davidson, Secretary, Directors: Russ Coomer, Suzanne Martin and Rod Walters. President Jane Heid read the minutes from the October 2012 Annual Meeting. Director Suzanne Martin made the motion to accept the Minutes with Tony Davidson, Secretary seconded.

L.E.C.---Dave Jolliffe reported that both he and Russ Coomer have put up the Holiday decorations at the Entrance. Some new lights have been added. Our landscape company has put new seasonal flowers in the raised flower bed at the Entrance.

A.R.C.---Mary Mazzuco reported that 16 projects (pools, fences, new home plans, garages, paint colors, re-roof plans) have been approved for the 2012 calendar year.

Treasurers Report---was read. The 2013 Homeowners dues have been mailed out. A payment of \$8699.00 has been recovered by our homeowners association attorney.

Deed Restrictions---One homeowner has been turned over to our Association attorney for repetitive deed restriction violations due to commercial vehicles parked outside the residence.

Several complaints from residents have been notated on dogs running loose within Woodland Waters. Residents have been advised to contact Animal Control when the dogs are seen. Several residents have asked about the possibility of adding a small basketball pad with basketball hoop to the tennis court area. Jane will contact our attorney for any liability issues.

The W.W.H.O.A. Meeting will be held February 14, 2013 at 6:30 P.M.

A motion was made to adjourn by Brenda Elias, Vice-President, seconded by Director Suzanne Martin. The Meeting was adjourned at 7:19 P.M.