

WOODLAND WATERS HOME OWNERS ASSOCIATION

FEBRUARY 14, 2013

The Woodland Waters Home Owners Association Meeting was held February 14, 2013 at 9553 Whisper Ridge Trail at Director Jim Devorak's home. In attendance were President Jane Heid, Vice-President Brenda Elias, Secretary Tony Davidson, Directors Jim Devorak, Rod Walters and Russ Coomer. President Jane Heid called the Meeting to order at 6:30 P.M. Jane proceeded to read the Minutes of the December meeting. A motion was made by Vice-President Brenda Elias to accept the Minutes and Secretary Tony Davidson seconded.

A.R.C---Mary Mazzuco reported that 3 homeowners have submitted requests to the Committee for January. All 3 have been reviewed and approved. A report was made that several home owners have not submitted plans to the A.R.C. for review for improvements made to their properties. Tony and Russ to follow up.

L.E.C---Dave Jolliffe reported to the Board that in January some repair work was done to the fountains at the entrance. A new 8 inch overflow pipe had to be installed and some wiring repaired. West Coast Well is replacing 2 sprinkler valves. The board was also shown several pictures on the landscape enhancements on the North side of the entrance that will be taking place. The old junipers will be removed; new plants, mulch and sod will be done. The beds will encompass approximately 30-35 feet by 8 feet wide. Estimated cost is \$7,900.00. One board on the boat ramp on Waters Edge was replaced by Dave. Tony Davidson, Secretary made a motion to approve the landscaping and Vice-President Brenda Elias seconded.

Treasurers Report---The report shows that the yearly Home Owners Association dues are still coming in. Approximately \$17,000.00 is still due to come in. So far, \$44,000.00 has been received. As of this date, 17 home owners are in violation of the \$1,000.00 non-construct fee. The Home Owners Assoc. taxes are getting ready to be done. We have approximately \$144,000.00 in our bank accounts.

New Business---A new website is in process and all info should be changed over soon. Home Owners Gary and Carolyn Davis were in attendance for answers from the Board on combining 2 lots.

A motion was made to adjourn by Vice-President Brenda Elias and seconded by Secretary Tony Davidson. The Meeting was adjourned at 7:45 P.M.

WOODLAND WATERS HOME OWNERS ASSOC.

MEETING OF 4/11/13

The April Meeting of the Woodland Waters Home Owners Asssoc. Was held on April 11,2013 at The Heather Golf and Country Club at 6:30 P.M. The meeting was called to order by President Jane Heid. Members of the Board in attendance were: President Jane Heid, Secretary Tony Davidson. Directors in attendance were: Russ Coomer, Rod Walters and Suzanne Martin. Suzanne Martin read the Minutes of the February Meeting. Secretary Tony Davidson made a motion to accept the Minutes, Russ Coomer seconded.

L.E.C---Dave Jolliffe reported on his meeting with DAB Construction & Florida State engineers about the placement of the sidewalks next to Highway 19 at our entrance. A request was made for an additional key to be made for the flagpole lock. The enhancement work at our front entrance has been started by our lawn maintenance company. Old shrubbery has been removed and new plants and bedding will be put down. It will take approximately 2 weeks to complete.

A.R.C---Russ Coomer reported that 1 black chain link fence had been approved for 10117 Breezy Pines. No other reviews are pending at this time. A discussion about several projects by homeowners that have not submitted plans to the ARC . Russ to review and advise at the next meeting.

Treasurers Report---The Treasurers report was read by President Jane Heid. So far this year, 44 homeowners have not paid their Association dues for 2013-14. Five non-construct fees have been brought up to date. There are now 11 homes that are in foreclosure/bankruptcy. Secretary Tony Davidson made a motion to accept the report, Director Rod Walters seconded.

A discussion was had about several deed restriction violations. Tony and Russ will make courtesy visits, One is being sent to our attorney. President Jane Heid has received several complaints on the material on the bulletin boards at the mailboxes. Postings need to be limited in size to a 4X6" card for Woodland Waters homeowners to post a service or list something for sale. Cards must be removed after 10 days.

A motion was made by Secretary Tony Davidson to adjourn, Director Suzanne Martin seconded. Meeting was adjourned at 7:40 PM.

WOODLAND WATERS HOME OWNERS ASSOC.

JUNE 13, 2013 MEETING

The WWHOA June meeting was held at the Heather Golf & Country Club meeting room. President Jane Heid called the meeting to order at 6:30 P.M. In attendance were: President Jane Heid, Vice-President Brenda Elias, and Secretary Tony Davidson, Directors: Russ Coomer, Rod Walters, and Jim Devorak. President Jane Heid read the Minutes of the April meeting. A motion was made by Secretary Tony Davidson to accept the previous meetings minutes and seconded by Rod Walters.

L.E.C.---New landscaping has been put in place on the North side of the entrance at U.S. 19.

A.R.C.---Director Russ Coomer reported that a garage and driveway plans were approved for a home on Southern Breeze and roof & house color change was approved for a home on Woodland Waters Blvd.

Treasurers Report--- Approximately \$135,000.00 is in the Associations bank account. Will be closing soon on the Hernando Ridge property held by Cadence Bank (home by the second mailbox). Approximately \$10,000.00 is still outstanding for Non-Construct fees still due for 2013 and \$23,000.00 from previous years, which have been turned over to the attorney for non-payment of Non-Construct fees. A motion was made by Director Russ Coomer to accept the Treasurers Report and seconded by Secretary Tony Davidson.

New Business---several letters have been sent out for deed restriction violations for several bank owned properties for overgrown lawns. A courtesy visit to be made for 1 overgrown lawn.

A motion was made to adjourn by Vice-President Brenda Elias, seconded by Director Rod Walters. Meeting adjourned at 7:16 P.M.

WOODLAN WATERS HOME OWNERS ASSOCIATION

ANNUAL MEETING

OCTOBER 10, 2013

The Annual Homeowners Association Meeting for Woodland Waters was held on October 10, 2013 at The Elks on State Road #50 in Brooksville, FL. The meeting was called to order by President Jane Heid at 6:45 P.M. Board Members in attendance were: Jane Heid, President, Brenda Elias, Vice-President, Tony Davidson, Secretary. Directors: Russ Coomer, Rod Walters, Suzanne Martin and Jim Dvorak were also present.

Suzanne Martin read the Minutes of the Annual Meeting for 2012. President Jane Heid reviewed the Treasurers Report & noted that there were 2 errors on the proposed 2014 budget that had been corrected. Lines 18 & 19 were reading as \$9,999.99, and should have read \$999.99. A suggestion was made from one of the members to look for ways to reduce the surplus of funds in the Association bank account. A motion was made by Vice-President Brenda Elias to accept the Treasurers Report & proposed budget. Director Jim Dvorak seconded.

President Jane Heid reported that the quorum had been met for the Board positions up for re-election. Secretary Tony Davidson and Director Rod Walters will each serve another 3 years.

L.E.C. Committee----Dave Jolliffe went thru the list of projects and improvements that were completed for 2013. Several pine trees were removed due to beetle infestation, minor repairs to the boardwalk in the picnic area, renovation of the entrance landscaping on both the North and South sides of Woodland Waters Blvd. New flowers, vines, bushes and sod have been installed. Sprinkler system repairs were all completed in 2013.

A.R.C. Committee----Russ Coomer reported that in 2013, the ARC has approved: 5 fences, 2 garages, 1 greenhouse, 1 re-roof of a residence and 1 window replacement for a residence.

Open Commentary from the Members: The Enclave issue that had gone to mediation has been resolved. A Member had commented on the Sales Office at the front entrance and wondered if anything could be done to make it more appealing. The building is still owned by the developer, Swartzel. Also mentioned was replacing some of the pines in the medians at the entrance with some palm trees. One homeowner had complaints of cars driving onto his lawn and asked if the Board could assist. The homeowner was advised by the board this was a county matter. Not the board of directors.

Secretary Tony Davidson made a motion to adjourn the meeting and Vice-President Brenda Elias seconded. The meeting was adjourned at 7:25 P.M.

Woodland Waters Board meeting after the Annual Meeting of October 10, 2013 was postponed to October 19, 2013. Board met at Hardees Restaurant at 1:30 PM.

Russ Coomer, Tony Davidson, Jim Devorak, Jane Heid and Suzanne Martin were in attendance.

The Board voted to give Russ Coomer a debit card so he could get the welcome to WW HOA to our new neighbors. 5 votes in favor and 0 nays. Report goes into the official record. Bank will send out signature cards for new debit card for Russ.

Discussed problems with the ARC committee and conflicts of interest that seems to keep coming up. The board may have to step in on some of the situations if Russ cannot keep things under control when he is out on the site of an ARC review.

Board voted to hold our meetings for the upcoming year at the Elk Lodge #2582 where the Annual Meeting was held this year.

Discussion was held for the officer positions and the outcome was to leave officers in place as they are.

Discussed the problem with an outstanding balance of a homeowner on Hernando Ridge Road. Need to contact Kevin and determine his fees and interest as well and proceed with a lien or payment option.

Discussion was of an ongoing deed violation on Woodland Waters Blvd. Jane did an official courtesy visit and was told off in a vulgar and rude manner by the homeowner. Board voted to write a letter to the property owner and give them time to clean up the mess or be fined and turned over to Kevin. All 5 Board members voted yes; 0 nays.

Meeting was then adjourned.

HOMEOWNERS ASSOCIATION OF WOODLANDWATERS, INC.

DECEMBER 13, 2013

The December 13, 2013 meeting of the Home Owners Association Of Woodland Waters, Inc. was held at The Elks #2582 at 14494 Cortez Blvd in Brooksville, FL. The meeting was called to order by President Jane Heid at 6:40 P.M. Board Members in attendance were: Jane Heid, President, Brenda Elias, Vice-President, Tony Davidson, Secretary, Directors: Russ Coomer, Jim Devorak, Suzanne Martin, and Rod Walters.

The minutes of October 10, 2013 Annual Meeting was read. Russ Coomer made a motion to accept the minutes and Suzanne Martin seconded.

The treasurer's report was discussed. The 2014 invoices for dues have been mailed out and some payments have been coming in. Several properties are in foreclosure. The insurances & taxes have all been paid for 2014. A motion was made by Russ Coomer to accept the report, Secretary Tony Davidson seconded.

L.E.C. Report.....Dave Jolliffe, Russ Coomer, Ken Lavitka and Jerry Tidwell decorated the front entrance with lights for the Holidays. Some new LED lights have been purchased for this year's display. A pine tree behind the waterfall had to be removed due to insect infestation. New locks were needed for the storage unit, the tennis court and boat/picnic areas. Since this has been an ongoing problem, the locks will be changed once again and we will be assigning keys to members wishing to gain access to the tennis court/boat areas. A resident reported that boats from out of Woodland Waters are being launched on the lake by non-residents. There have been constant problems in the boat/picnic area with non-resident persons. Numerous times we have found drug needles, liquor bottles, trash, and other dangerous items. Problems with trash and trespassing are a constant concern for the safety of our members that use the area. The Board again discussed the installation of the fence around the boat/picnic area. It was decided that a 5 foot wrought iron fence across the front and black chain link fence along both sides would be the best deterrent at this time. Dave Jolliffe and Russ Coomer would get 3 bids and the proper permits/surveys need for the installation. A motion was made by Secretary Tony Davidson on fencing the boat/picnic area. Suzanne Martin seconded. The Board voted unanimously to install the fence.

ARC Report.....Russ Coomer reported that 3 items were approved in the month of November: 1 shed, 1 pool enclosure and 1 garage. The Board discussed the ARC committee and persons that volunteer on that committee.

New Business.....A landscape company has sent a bid in to maintain our landscaping. A letter will be sent to the landscape company that they can send in a bid for future consideration. At the present time, we are under contract with another landscape company and are very much satisfied with their work.

Debbie Coomer has offered to head up a Welcoming Committee for new homeowners coming into our development.

The WWHOA meetings will be held from December 2013 to December 2014 at The Elks.

Russ Coomer made a motion to adjourn, Secretary Tony Davidson seconded. Meeting was adjourned at 8:40 P.M.