

Woodland Waters Home Owners Association

Meeting Minutes for February 11, 2016 r1

Board attendees: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Silvera,
Victor Schledt
Not present: Jim Devorak

The meeting began at 6:35 pm with Pledge of Allegiance led by Jane Heid.

Jim Silvera read the minutes from the previous HOA meeting. Board voted to accept the minutes.

Tennis Court Project - Russ reported that an additional 30 cubic yards of mulch were added to the tennis court parking lot.

ARC Committee Report – Rich Firebaugh presented the ARC Committee report. The committee received and approved two requests in December 2015 and received and approved two requests so far in 2016

Violations

- The board discussed the blacktop driveway on Woodland Waters Boulevard, which is not in compliance because it is not of concrete construction as defined in the covenants. The homeowner has agreed to replace the first 25 feet of driveway with concrete. The board did not accept this proposal. Jane stated that the matter has been sent to the HOA attorney for action.
- The board discussed the new gate on Whisper Ridge. The gate is not in compliance with the covenants and is not in accordance with what was submitted for approval. Russ will follow up with the owner to communicate that the gate is not in compliance and resolve the issue.
- The board discussed the status of the violation issued to the vacant house on Whisper Ridge.

Deed Restrictions

- Joe explained the process for communicating and following up on outstanding violations. Joe stated that approximately 80% of violations are small and include items such as garbage cans in front of the home and poor yard maintenance.
- Joe will track violations on a spreadsheet on Google Drive. The format and tracked data will be finalized and presented for review.
- The board discussed the process for referring violations to the HOA attorney.
- One violation was sent to the wrong address and has been corrected.
- Joe expressed concern that violations are not being escalated to the HOA attorney in a timely manner and are not being tracked. Jane stated that the HOA attorney has sent four letters for violations today.
- Joe will send out nine violations cards tomorrow.
- Russ stated that he believes that the Violations Committee should approve remedies performed by the homeowner to address a violation issued by the Violations Committee. Rich Firebaugh agreed.
- The board discussed the definition of commercial vehicles which is defined by the County.

Organization Issues and Process Improvements

- Rich Firebaugh stated that we must appropriately document ARC actions and related board decisions in the meeting minutes or in other board records.
- The board agreed that we must have effective collaboration and no one board member should make decisions for the board.
- All committees must have a board sponsor and at least two members. Russ is the board sponsor for the ARC. Mary Mazzuco and Rich Firebaugh as committee co-chairs are responsible for escalation issues to the board sponsor.
- The board agreed that the Violations Committee should be structured like the ARC.
- Communications Committee members are Jim Silvera and Victor. Jim spoke to Michelle Biel to ask her to join the committee.
- The Nominating Committee members are currently Jim Silvera and Jane Heid.
- The Beautification Committee members are Russ, Victor and Dave Jolliffe and Fred Strotjohann.
- Mediation Committee – Tony Akers will be the chairperson.
- Discussed the new HOA website and use of Facebook. Use the bulletin boards to direct people to the website. Jim discussed who has access and privileges for the HOA Facebook page. Jim requested that all board members create their own Facebook page and like the WWHOA Facebook page.
- Jim requested that all board members create a Google account so everyone can log on to Google Drive and share information.
- Jim discussed the email process and recommended that all board members have access the HOA email account.
- The HOA is paying \$66/ month for the ATT voice mail. Board agreed to migrate to Google Voice which will provide better functionality at no cost and will require a new HOA phone number.
- Rich reminded the board that the covenants state that all official communications must be done through mail and the bulletin board and use of electronic communication for official communications will require an amendment. The board agreed that moving to electronic communication will be a benefit and will work toward migrating to electronic communication. Joe made a motion to look into an amendment to allow electronic communication with Rich Firebaugh taking the lead to develop the necessary language. Discussed adding an amendment to allow electronic communication to the annual ballot so members can vote on it.
- Jane cautioned the board that we must comply with the new Sunshine Laws.
- We will look into posting the board minutes on Facebook.
- A mass email was sent to notify HOA members of the new website.
- Board agreed that we should have an active campaign to gather more member emails.
- Board agreed to create a master list for member names and contact data on Google Drive. Member data is currently updated monthly by Kristin on Quickbooks.

Treasurer Report

Cathy Davidson presented the financial statement for the 2015 and the period from January 1, 2016. Approximately 60 members have not paid their dues. Jim Silvera made a motion to accept the financial report. The motion was seconded and approved.

Jim Silvera motioned to adjourn the meeting. The motion was seconded and approved.

Woodland Waters Home Owners Association Board Meeting Minutes

Date: April 14, 2016
Location: Marine Corps League, 8205 Sunshine Grove Rd, Brooksville, FL 34613
Board attendees: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Silvera, Victor Schledt, Jim Devorak
Committee Attendees: Rich Firebaugh, Debbie Coomer, Tony Akers

The meeting began at 6:35 pm with Pledge of Allegiance led by Jane Heid.

Jim Silvera read the minutes from the previous HOA meeting. Russ motioned to accept the minutes as read, Jim Silvera seconded. Board voted to accept the minutes.

ARC Committee

- ARC Committee Report - Rich Firebaugh presented the ARC Committee report. The committee reported that they received and approved ten requests so far in 2016.
- Outstanding ARC Issues
 - Whisper Ridge Gate – The homeowner resubmitted revised drawings for the proposed gate and the drawings were returned with a request for more information. The gate height is taller than WWHOA covenants; therefore, the gate will require a variance. The ARC will review the drawings when resubmitted and will determine whether they recommend a variance for Board approval. The project is currently in review by the county.

Deed Restrictions/Violations

- Russ is looking for five WW residents to volunteer for the Violations Committee. Russ has identified one candidate and will continue to look for more candidates. According to the covenants the five committee members cannot be on the Board or related to Board members. Jim Silvera will post the need for volunteers on the bulletin boards and on the HOA website.
- Joe W. gave an overview of the Violations Committee process: The Violations Committee members will identify violations and as a group determine which violations should be presented to the homeowners. A minimum of three persons on the committee must agree before a violation notification is sent to the homeowner.
- Joe W. will be responsible for working with the HOA attorney on all deed violations that have been escalated to the attorney action.
- The board discussed the blacktop driveway on Woodland Waters Boulevard. Jane stated that the HOA attorney has sent a certified letter to the homeowner stating HOA demands.
- The group is tracking the status of all violations on the Google Drive spreadsheet

Welcoming Committee

- Debbie Coomer visited two new homeowners and presented them with a plant and the HOA documents.
- Debbie has identified three more new homeowners and will visit them.
- Debbie commented that she does not receive information from the Board that identifies new homeowners. Jane said that she also has difficulty keeping up with home sales because no party is required to notify the HOA when a home is sold. Jane tries to keep up with the sales by reading the newspaper and stated that it is the sellers' responsibility to inform the buyer of the HOA documents.

Communications Committee

- Jim Silvera explained that the new HOA Google Voice phone number was put into service.
- Jim Silvera made some updates and corrections to the new HOA webpage.
- We are using Facebook to provide community information to residents.

Treasurer's Report

- Cathy presented the Treasurer's report. Russ motioned for approval. The motion was seconded and approved by the Board.

Organization Issues and Process Improvements

- Victor expressed concern regarding the lack of information contained in the Treasurer's report. Deficiencies include lack of tracking of receivables and tracking of budgeted expenses versus actual expenses. Victor motioned to have the HOA bookkeeper attend the next Board workshop to develop a report with more information. Joe seconded the motion and the motion was accepted by the Board.

New Business

- Tony Akers expressed concern regarding the new signs in the entry median that direct cars to a specific area for a turnaround. Russ installed the signs and explained that the signs were installed because cars were turning around in the median and eight to ten sprinkler heads a month have been broken by these vehicles. The Board discussed other solutions including planting to prevent cars from driving through the median. Jim Silvera motioned, Cathy seconded and the Board voted to approve looking into plantings in the median to prevent turnarounds in the median. Russ will remove the two signs and look into plantings to prevent the turnarounds.
- The Board discussed the bus stop sign and expressed concern that it is not attractive. Jim Devorak will work with the County to have a County sign installed.

Jane Heid motioned to adjourn the meeting. The motion was seconded and approved.

Woodland Waters Home Owners Association Board Meeting Minutes

Date: April 14, 2016

Location: Marine Corps League, 8205 Sunshine Grove Rd, Brooksville, FL 34613

Board attendees: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Silvera, Victor Schledt, Jim Devorak

Committee Attendees: Rich Firebaugh, Tony Akers

The meeting began at 6:30 pm with Pledge of Allegiance led by Jane Heid.

- Jim Silvera read the minutes from the previous HOA meeting. Rich Firebaugh indicated that the minutes did not include the discussion of the proposed amendment to allow electronic communication that he presented to the Board in the April meeting. The Board agreed with the exclusion. Jane stated that she sent the Rich's document to the attorney for review. Jim Silvera motioned to accept the minutes with the change, Jane seconded and the minutes were accepted with the change.

Grounds Operations

- Russ stated that he completed the installation of a cover for the open equipment pit.
- Russ is looking into landscape modifications for the center island at the main entry.
- Victor and Jim suggested that the Board consider retain a landscape architect to develop a plan that will meet criterion to be established by the Board. Russ disagreed with retaining a landscape architect and resigned from his operations position. Jane reprimanded Victor and Jim for colluding on the matter by discussing the issue outside of a formal meeting. Victor and Jim disagreed with Jane's accusations and indicated that they had not colluded on the matter and the matter had been discussed in the last workshop.
- The Board requested that Victor identify a landscape architect.

ARC Committee

- ARC Committee Report - Rich Firebaugh presented the ARC Committee report. See attached report. Rich stated that he will send a denial letter for the gate to the owner at 10033 Whisper Ridge.

Welcoming Committee

- Russ informed the Board that Debbie Coomer had welcomed five new homeowners. Debbie has four homeowners pending.

Violations and Deed Restrictions Committee

- Joe W. gave an overview of a draft of a new Violations Committee process which was developed with the HOA attorney's input to ensure that it is in compliance with WWHOA Covenants. Joe will finalize the process with Rich's help.
- Joe identified the recently selected members of the Violations Committee: Steve, Maria,

Ambrose, Bill (last names)

- Joe stated that the new Violations Committed members reviewed non-compliant issues related to three homes and all recommended sending the items to the attorney for further action. The homes are: 10220 Whisper Ridge, 9557 Bearfoot Trail, 93001 Hernando Ridge. The Board agreed to send the violations to the attorney.
- Joe will continue to identify issues that are not in compliance with WWHOA Covenants.

Communications Committee

- Jim asked all the Board members to create accounts and link to Google Docs and Facebook.
- Emphasized the importance of storing all HOA documents on Google Drive.
- Requested a report with complete member data to store on Google Docs.
- Discussed online payments but determined that the cost would be an issue.
- Jim asked Board members to contact him if they are experiencing any technology problems.

Treasurer's Report

- Cathy presented the Treasurer's report. Russ motioned for approval. The motion was seconded by Jim Silvera and accepted by the Board.

New Business

- Board meetings will be held monthly at the Marine Corps League

Cathy motioned to motioned to adjourn the meeting, Victor seconded and the motion was accepted. The meeting ended at 8:20 pm.

Woodland Waters Home Owners Association Board Meeting Minutes

Date: August 11, 2016

Location: Marine Corps League, 8405 Sunshine Grove Rd, Brooksville, FL 34613

Board attendees: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Silvera, Victor Schledt, Jim Devorak

Committee Attendees: Rich Firebaugh

The meeting began at 6:30 pm with Pledge of Allegiance led by Jane Heid.

- Jim Silvera read the minutes from the previous HOA meeting. Russ Coomer Motioned to accept minutes and Jim Devorak 2nd motion.

Grounds Operations

- Mailbox shelter on Hernando Ridge is in bad shape and at risk of collapse if not repaired. Estimated cost to repair is \$5K - \$6K. One bid received so far and expected another bid in the next week or two. Board agreed to accept low bid and ability to repair in a timely manner. Joe Weston 1st for motion to accept and Russ Coomer 2nd remaining board members agreed.
- Dave J will be filling in for Russ on grounds issues while out of town for a couple of weeks.

ARC Committee

- ARC Committee Report - Rich Firebaugh presented the ARC Committee report.
 - Airy Oaks improvement approved
 - Feather Ridge request for a fence rejected due to being a solid fence.
 - Whisper Ridge request tentative approval pending additional details on submission for building on new home on lot.
 - Gate on Whisper Ridge has been removed per rejection of request
- Unanimous vote to approve ARC process improvements put forward by the ARC committee.

Welcoming Committee

- No update

Violations and Deed Restrictions Committee

- Joe W. gave an update on deed violations
 - Abandoned house on Whisper Ridge had a miscommunication with the attorney for started to access fines on property. That has been resolved by Joe talking with the attorney. This property has numerous complaints by neighbors with nuisance issues of rats and snakes including the neighbor's dog getting bit by a snake. Suggested to have the community come together to complain to Hernando County Code Enforcement as well.
- 7 new deed violations observed and Violations committee approved 5 of 7 to move forward for further action.

- 11007 Bay Wind Ct. - Motor Home parked on property
- 10499 Woodland Waters Blvd. – Property half mowed
- 10201 Feather Ridge – car w/o license tag
- 10145 Airy Oaks Ct. – Islands are overgrown with weeds
- 10121 Airy Oaks Ct. – unsightly debris and Christmas lights are still hung up
- All five violations approved by the board for further action

Communications Committee

- No new items

Treasurer's Report

- Cathy presented the Treasurer's report. Russ motioned for approval. The motion was seconded by Jim Silvera and accepted by the Board.

New Business

- Russ Coomer was going to get the 'No Solicitation' and 'Deed Restricted Community' sign repainted at the main entrance. Russ also commented that all sprinklers are in working order at the entrance. 1 tree is leaning and may need removal and also the palm trees at the entrance are decaying and need attention.
- Asphalt Pad driveway has been delayed on the attorney's side due to vacations and being out of office. The board is actively working on following up on the issue with the attorney.
- Comment on the attorney quoting condo statues regarding 720 laws was a mis-communication and not accurate.

The meeting was adjourned and ended at 8:20 pm.

Woodland Waters Home Owners Association Board Meeting Minutes

Date: September 8, 2016

Location: Marine Corps League, 8205 Sunshine Grove Rd, Brooksville, FL 34613

Board attendees: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Victor Schledt, Jim Devorak

Absent Board members: Jim Silvera

Committee Attendees: none

Minutes created by Victor Schledt

The meeting began at 6:50 pm with Pledge of Allegiance led by Jane Heid.

- Victor Schledt read the minutes from the August HOA meeting. The Board accepted the minutes without change.

Grounds Operations

- Hernando Ridge Mailbox roof structure - Russ stated that the mailbox roof structure repair was completed at a cost of \$2600.
- Front Entrance – Russ will purchase three new light fixtures to replace failed fixtures at a cost of \$1,144. Russ installed new lamps for the palm trees. The lamps in the south lake fountain have failed and must be replaced by the specialty lighting contractor.
- Russ will lower the south lake level so Eric, the landscape maintenance contractor, can remove the weeds in the lake.

ARC Committee

- ARC Committee Report - Russ presented the ARC Committee report.
 - 10073 Airy Oaks – Approved an exterior fireplace
 - 10168 Feather Ridge – Rejected request for an opaque fence
 - Whisper Ridge – Approved new residence on a vacant lot on Whisper Ridge contingent upon receipt of landscape and exterior finish information, and SWFWMD approval. The owner currently lives on 10122 Lazy Days.
 - 9387 Tooke Shore Drive – Approved request for a garage addition.
 - 10338 Woodland Waters Blvd. – Approved a request for a concrete slab
- Russ explained the approval process for the ARC request for 10338 Woodland Waters Blvd. Russ stated that all ARC members were out of town or not available so he decided to have board members sign the ARC request to expedite the approval.

Violations and Deed Restrictions Committee

Joe Weston reported the following:

- Andrew Hegar with Treadway and Fenton (HOA attorney firm) stated that three properties were mailed an intent to fine notice in August. The home owner will have 30

days to correct their violation or they will be fined. The notices were sent to 9623 Whisper Ridge, 9531 Tooke Shore Dr and 10220 Whisper Ridge

- The county is taking action to correct a hazard at 10220 Whisper Ridge and has posted signs on the property.
- Surveyed the neighborhood for violations Russ Coomer at the end of August and identified nine violations. The courtesy cards for the violations were mailed out on Sept 3. The violations will be re examined next week to determine if they were corrected or not.
- Russ agreed to take incoming calls and emails related to the homeowner deed violations, questions and concerns

Welcoming Committee

- Cathy Davidson stated that the Welcoming Committee welcomed four new homeowners. One homeowner visit is pending.

Communications Committee

- No report

Treasurer's Report

- Cathy presented the Treasurer's report. Russ motioned for approval. The motion was seconded by Jim Devorak and the report was accepted by the Board.

New Business

- The board established that all board and committee members should send an email to board@woodlandwaters.org if they will be out of town or otherwise unavailable.
- Jane created the annual mailing to the members. In addition to the normal items the mailing includes two amendments this year:
 1. Amendment to Article VI, Section 3 of the Declaration allowing the Association to conduct necessary maintenance on lots when the lot owner refuses to bring the property into compliance.
 2. Amendment to Article III, Section 3 of the By-laws that allows the HOA to communicate meeting notices to members by electronic communication.Jane showed a copy of the mailing to the board. Jane will bring the mailing to the printer tomorrow to insure that members receive the mailing at least 30 days before the annual member meeting.

Russ motioned to motioned to adjourn the meeting, Jane seconded and the motion was accepted.

The meeting was adjourned at 8:00 pm.

Minutes Annual Meeting

Homeowners Association of Woodland Waters, Inc.

Meeting held at the Marine Corps League, Detachment # 708, 8405 Sunshine Grove Road,

Weeki Wachee, FL 34613. 6:30 PM.

October 13, 2016

The meeting was called to order by President Jane Heid. Everyone recited the Pledge of Allegiance.

Board in attendance was President Jane Heid, Vice President Russ Coomer, Secretary Jim Silvera, Treasurer Cathy Davidson, Jim Devorak, Joe Weston and Victor Schledt.

Jim Silvera stated that we made the quorum for the meeting. Jim read the minutes from last year's Annual Meeting. At the conclusion of the reading, Cathy Davidson made a motion to accept the minutes and Jim Devorak seconded. Minutes recorded into the record.

Cathy Davidson read the financials from 2015. Next, she asked if everyone got a copy of the Proposed Budget in the ballot packet and asked if anyone wanted to see an extra copy or has any questions regarding the Proposed Budget. Russ Coomer made a motion to accept the financial reports.

Jim Silvera said he has some questions about the budget. A lengthy discussion ensued regarding the budget and the process of preparing the budget. Board members and other members had input into the conversation. Conversation lead into the HOA Attorneys, their location, and their contact information which had been given to all the Board Directors at a previous meeting. The discussion was getting quite lengthy and Joe Weston made a motion that we table the discussion for another meeting or workshop. Russ Coomer seconded the motion. All Directors agreed and Jane stated that was to be recorded into the record.

Russ Coomer gave the LEC report and stated that the Board is having bids go out after the first of the year for several different companies that we are currently doing business with. He said that the tennis courts were a huge cost this year \$19,000.00 that was desperately needed. He had received bids earlier of \$43,000.00 so this was a great savings to the HOA. Russ stated that E. Bogan Property Maint (lawn maint) hadn't raised his prices in 3 years and does many other areas of work for the HOA.

With no other remarks for the LEC or Russ, the floor was opened up for discussion from the members that had requested to speak at the meeting. Rich Firebaugh stated his opinions and his concerns with the Board procedures, the ballot that was sent out to the membership and the amendments within the ballot. Jim Silvera stated his opinion into the conversation with Rich Firebaugh. Cathy Davidson then thanked Rich for his comments. Russ Coomer stated that he appreciates people coming and bringing things to our attention. He said we all work hard and it costs all of us money to do the things we do for the community.

Jane stated that we are going to talk about a lot of different things that have been brought up at this meeting during a future meeting or workshop to address issues. So to move on, Jane noted to the members that in 2004 there was a

statement made by Rich Firebaugh and recorded in the minutes that there was a 3 minute speaking rule. It was requested to research that information by Jim Silvera at a previous meeting.

Dean Post requested to speak. He discussed the property next door to him and the actions that he personally had taken to get the situation under control, which seems to be in a correction mode now from his actions. Dean stated he is on the ballot this time and would appreciate your vote.

Mary Mazzuco requested to speak. She thanked the ARC members, told of the ARC process, responsibilities of the committee and told the membership of the ARC Mission statement. Russ Coomer thanked each member of the ARC and stated that it was good that we have people in our community to this job. Cathy Davidson then lead a discussion regarding an email that was sent out endorsing certain candidates. Determination was that, it should not have been sent as it was because of the subject line. Jane had received several calls regarding the email.

Another discussion by several members was the Amendments in the ballot. The Amendments were said to be unclear and after a lengthy discussion it was suggested by Joe Weston that we table it until we can discuss the matter with our HOA Attorney of the legality of the Amendments presented. The HOA Attorney had drawn the Amendments up at the request of the Board from another Board Meeting.

Jane called the HOA Attorney during the meeting and his recommendation was to have his office look at it again, but the election on the ballot was not to be cancelled or negated because it was corrected and stands.

Mary Mazzuco requested to speak of her concerns. A discussion ensued regarding the HOA Attorneys. Some members want to have an attorney in the immediate area. The discussions lead to attorney fees and location. Inaudible at this time, someone made motion to table (couldn't tell who spoke, so many people talking at once), Jim Devorak seconded. The discussion will continue at workshop or Board meeting in the future.

Jim Silvera asked to speak about his concerns. Discussions lead again to the attorneys, the property next to Mr. Post, and how we can save money for the association. Jim Devorak made the statement that we only had the building rented for another 15 mins and we should table this as suggested earlier. Jim Silvera discussed the budget further then opted to get back to the meeting.

The Welcoming Committee was complimented on the great job they do meeting and greeting new buyers and giving them a copy of their documents and usually a plant. Cathy Davidson thanked Deb, Sandra and Faye for their help on the committee.

Joe Weston gave the Deed Violation Committee Report next. Joe stated over the last 18 months, there were 30 notices sent out and for the most part properties have been corrected. Two properties are being sent through the whole fining process with the attorney.

The election results provided by Kristen are as follows: Dean got 68 votes, Joe got 92 votes and Jim got 50 votes. Dean and Joe were voted in to serve on the Board. Jane thanked Jim Silvera for his services.

Russ spoke then about the work that he and they guys are doing up front at the front entrance and within Woodland Waters.

A member asked about the house on Warm Wind Way. Dave Jolliffe stated that it was now a legal matter with the homeowner and the builder and hopefully it will resume building soon.

Patricia Sala asked to speak. She thanked this Board for working so very hard and asked that people refrain from criticizing this Board. She stated the Board saves us all a lot of money and we should appreciate that fact, and how hard they all work for the community.

Jane stated that we have a lot of things to look at, at another workshop or Board meeting, thanked the members for sitting through the lengthy meeting, and said that we can all take corrective criticism, and with that, requested that people come to our regular board meetings on the second Thursday of the month. Cathy Davidson made a motion to adjourn and then several Directors in unison seconded.

The meeting then adjourned at 8:55 PM.

Minutes Meeting WWHOA – November 21, 2016

6:30 PM. Marine Corps League, Detachment # 708

8405 Sunshine Grove Road, Weeki Wachee, FL 34613.

The Meeting was called to order by President Jane Heid. Jane led all in the Pledge of Allegiance.

In attendance were Jane Heid, Russ Coomer, Cathy Davidson, Jim Devorak, Joe Weston and Dean Post.

Cathy read the minutes for the September 8th Meeting. Russ made a motion to accept the minutes and Joe Weston 2nd, minutes are recorded into the record.

LEC report: Russ gave the following report: Tony Davidson and Russ fixed the broken main water line that fills the N. pond. Someone had run over it. They looked over the whole irrigation system and only one zone was working properly. They are getting bids for the lawncare for the Association. Tony and Russ measured the dock for repair. The cost should be approximately \$4,700 not including the floats. This repair should last 25-30 years.

Russ discussed having another cookout Dec 10th. Members can take a look at the dock and give input regarding the repair.

ARC report: Mary Mazzuco reported that there were 3 approvals from September to date making a total of 24 for the year so far.

Deed Violation report: Joe Weston reported that 41 cards were sent out with 30 corrections. 7-10 was sent to the violations committee. Joe asked that the Board vote to send 1 property to the HOA Attorney. The vote was unanimous. Discussion of members getting nasty with them for going through the neighborhood checking on violations, but most of the members correct the violation once they are aware.

Financial report: Cathy read the financial reports. Balance Sheet and Profit & Loss. Everything being copesetic, the report was unanimously accepted by the Board and entered into the record.

Kristen Schram, HOA Bookkeeper was at the meeting for questions. Joe ask Kristen to explain the budget, and to recap some items from the Annual Meeting. Kristen explained that we have collected a large amount of money last couple years due to repeated contacts with the members and the mediations that Jane went to with our HOA Attorney Shannon Treadway. Most of the Annual Dues have been collected and the non-paying members have been turned over to the HOA Attorney for collection. Kristen stated that the outstanding balances are low this year, as Jane & Kristen have been working very hard to collect so as not to have to send to the Attorney.

Joe explained how the process with the Attorney works for Deed Violations, and the cost of the mailings, copies etc. Kristen explained that Quick Books spells out every entry in detail. Joe ask if the bids for the lawncare have come back in yet. He also stated that if we had to pay for everything Russ, Tony & Fred have done for the Association, that we would have a lot less money in our accounts. They have saved us thousands

of dollars. Russ stated that he still has a couple more bids to come in yet. Russ then stated that we all do things to save the Association money by doing a lot of work ourselves instead of having to hire contractors to do certain repairs. Russ told Joe he appreciates him and the other members of the Board for all their help.

Tony Davidson discussed the mediation and court cases that we are still working on. One case we have in the process will more than likely come up in January or February. It could have potential large legal fees. Jane stated that this is one of the reasons the budget had an excess set for higher legal fees this year. She also stated that to be clear on statements made at the Annual Meeting and at previous Board Meetings, any member or Board member has always had the right to request any kind of financial report they wanted to see. The requests have to be made before a report can be generated. Kristen agreed. No one has contacted her or any other Board Director for any particular financial report.

Jim Silvera, member stated that the budget should reflect where we can cut back on expenses and utilize our money better. Russ explained to Jim Silvera that inflation alone is a factor every year with the budget and we are aware of our costs. Joe Weston said that he feels we are in line with our expenses. Tony Davidson stated that this Board is doing a great job saving the Association money. Cathy Davidson said that the last 2 years, the Association has taken some really big hits with lightning strikes and a couple accidents at the front entrance.

Kristen stated that in her opinion overall, the Association is well run, with no huge expenses anticipated for the coming year, and yes, we did get hit with some unforeseen problems such as the beetle infestation where we had to have several trees taken down, the accidents at the front entrance, and we have to realize that some years are going to be worse than other years with these unforeseen issues. Cathy Davidson said we have had to do a couple things that have costs us a lot of money such as the tennis courts for example, but going forward it should just be maintenance for years to come.

Jane stated that Ken Lavicka, a member with background in accounting did an audit on the Association books with Kristen and Jane and gave very high remarks. Jane read the letter from Ken that stated he found the Association books clean and very organized. Anything he pulled out was correctly entered into the Quick Books. Joe Weston made a motion to accept the financial reports and Russ Coomer seconded.

Jim Devorak spoke about the thefts in Woodland Waters by a group from St Pete and stated that the car stolen in the community had been recovered as well. The authorities know who the thieves are and it will only be a matter of time before they are all caught.

Trugreen is back soliciting in the neighborhood. Jane has had numerous calls. Jim Devorak said that members need to post a "No Soliciting" sign at their front door to help deter Trugreen. There isn't really anything the Association can do at this point. We have called the manager at Trugreen and complained.

The Board requested a missing page from Mary Mazzuco regarding the letter from Hogan Law Firm that was presented to the Board at the Annual Meeting. Mary stated that she hadn't read the letter before but would get with Rich Firebaugh for the missing page.

The Board discussed the names that have been submitted for placement on the Board for the Board seat of Victor Scheldt. Victor resigned his seat on October 19, 2016. Joe Weston ask if the Board could talk about it later. Russ requested to table it so the Board could talk in more detail and we could vote at the next meeting on it. The Board was unanimous on waiting until the next meeting to replace Victor Scheldt.

Jane and Dean had looked into getting the old HOA phone number back as the "Google Drive" that had been set up was not very user friendly and left garbled messages and texts/emails. The cost to retain the old phone number would be approximately \$43.00/month with a cell phone instead of a lanline and the Directors could take turns answering the incoming HOA calls. Jim Silvera agreed that the transcript was not that good on the Google Drive. The Board also discussed the need to have another person take over the website/Facebook/Twitter account that was set up. There has been changes/additions/deletions by another person(s) not authorized to do so now.

The Board discussed the conversations from the Annual Meeting regarding having a more local attorney for HOA issues. Jane had spoken with Heritage Pines to see what attorney they were currently using and how they liked him. The Attorney had sent an email with his proposal and Jane had shared that email with the Board. Joe said that he would prefer an Attorney in Brooksville or Spring Hill area. Jane asked the Board to look into other Attorneys on their own and bring their suggestions to the Board. It was unanimous that the Board wait and do more individual research on finding a more local Attorney.

Cathy Davidson asked if the Board was interested in doing the Christmas lighting contest again this year. The Board discussed the subject and agreed unanimously to do the contest this year.

Discussion for another cookout in the picnic/boat ramp area was discussed having a Dec 10th date.

Cathy Davidson made a motion to adjourn the meeting; multiple directors seconded the motion. The meeting adjourned at 8:30 PM.

Board Meeting for Officer Positions- November 21, 2016

(8:35 PM - Immediately following the November 21, 2016 Board Meeting)

Marine Corps League, Detachment # 708

8405 Sunshine Grove Road, Weeki Wachee, FL 34613.

Due to the length of the Annual Meeting, and the rental on the room timeframe, the Board had unanimously decided to wait until after the next Board meeting to vote on the Officer positions. The following is the meeting to place the officers of the Board for the coming year and to discuss the open seat vacated by Victor Scheldt.

Board members in attendance: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Devorak & Dean Post

Discussion was held and the following were unanimously approved by the attending board members:

- President – Jane Heid
- Vice President – Russ Coomer
- Secretary/Treasurer – Cathy Davidson

The Board discussed the submissions received for the open Board seat. A final announcement will take place at the next Board Meeting to fill the open seat.

The meeting was adjourned at 8:55 PM.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Marine Corp League Detachment #708

8405 Sunshine Grove Rd, Brooksville, Florida

December 8, 2016.

The Meeting was called to order by President Jane Heid at 6:33 P.M. All in attendance recited the Pledge of Allegiance. Directors in attendance were: Jane, Russ, Cathy, Jim, Dean. Joe Weston was out of town.

An overview of the minutes of the November 21st meeting was presented by Jane. A motion was made by Cathy to accept, seconded by Dean.

LEC --- Russ updated the Board with several ongoing projects. He has been at the front entrance repairing the sprinkler system/zones and addressing water leaks. Fungus has been found on the bushes on Woodland Waters Blvd. Will get with the lawn company on spraying them. Planning on repairing the dock at the picnic area in the first part of the new year. Pushed the Winter Picnic off until the Spring. The landscapers cut back the bushes & mock roses at the front entrance.

ARC --- Approved 1 screen enclosure addition, 1 pool fence & a 95 foot concrete driveway for November.

DEED RESTRICTIONS -- 1 home on Woodland Waters Blvd has been sent to the attorney for non-compliance.

WELCOME -- no deliveries/visits done in November.

Cathy presented the Treasurers Report thru December 6th. A motion was made by Dean to accept the report, seconded by Jim.

NEW BUSINESS -- Christmas light display awards will be ordered. The old phone number for Woodland Waters is now re-activated. Board members to take phone for 3 months at a time. Dean will take the phone first. Discussed moving the HOA meetings back to every even months. An email from Rich Firebaugh was sent to the Board. It has been forwarded to our attorney. The Board voted to set a time limit of 3 minutes to address the Board from the floor. Jim made a motion to accept, Dean seconded. All directors approved. Russ asked for help to decorate the front entrance for Christmas. Please meet Sunday 12/11 at 9:30 at the waterfall. Donuts & coffee will be provided. All help is appreciated. A vote was held to fill one vacant seat on the Board. Voting was unanimous for Tony Davidson to fill the vacant Directors seat. Cathy Davidson abstained from voting. Dean updated the Board on the vacant home on Whisper Ridge. The County has been taking care of the pool and grounds after numerous calls to county officials.

A motion was made by Russ to adjourn, seconded by Jim. The meeting was adjourned at 7:15 P.M.