

Woodland Waters Homeowners Association Board Meeting – January 10, 2019

The January meeting of the Woodland Waters Home Owners Association was held on January 10, 2019 at the Exit VIP Realty Office at 9157 Commercial Way in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid at 6:35 P.M. All in attendance, recited the Pledge of Allegiance.

Attending the meeting were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Beth LaFourcade and Robert Kuzniewski. Absent was Tony Akers.

Secretary/Treasurer Cathy Davidson read the minutes of the November 28th workshop. This meeting was to address concerns/issues from the November 8th meeting. There was no Board meeting in December 2018. Beth made a motion to accept the minutes, Theresa seconded.

L.E.C.-----Russ offered a special thanks to all who helped with the Christmas decorations: Beth, Debbie, Stephanie and Sam. Also, a thank you to Mike Myers for removing the excess phone books from the community mailboxes. A discussion was had about updating the community bulletin boards. The current boards have about reached their lifespan and need some repairs. Dave J. suggested aluminum framed boards. An estimate will be reviewed at a later meeting.

A.R.C.-----Russ and Dave J. visited several homes that the ARC had received requests for various projects. A pool and fence were approved on Southern Breeze. One new house was approved on Short Leaf Ct. One new RV garage received approval on the corner of Woodland Waters Blvd. and Hernando Ridge.

DEED RESTRICTIONS-----a short pause was taken due to the Holidays.

WELCOME-----4 homes visited so far in January.

TREASURERS REPORT-----Cathy reported approximately 50% of the home owners have already paid their 2019 dues. From January 1 thru January 10, 2019: total income is \$92,880.57, total expenses \$75,410.08, net income of \$17,470.49, total assets of \$183,755.64. Beth made a motion to accept the report as read, Theresa seconded.

NEW BUSINESS-----Jane reported that Republic Services will be delivering the new 95 gallon trash cans to home owners in our community soon. Russ is looking for a solution to keep cars off the median at the entrance. Damages to our new irrigation system are mounting. A resident voiced concern about a home on Sandy Pines Court that has many un-licensed vehicles on the property. Code enforcement should be notified of the issue. Sam has volunteered his time to address the past A.R.C. paperwork to file by address instead of lot and block. This has been a project that has needed to be done for some time. A resident gave some constructive criticism to the Board to stay focused and to follow the meeting agenda. A suggestion was made to draw up guidelines for submission of new ideas to be reviewed by the Board. Russ mentioned that volunteers are needed to fill several openings on the Deed Restrictions committee.

A motion was made by Cathy to adjourn, seconded by Beth. The meeting was adjourned at 8:00 P.M.

HOME OWNERS ASSOCIATION OF WOODLAND WATERS INC.
FEBRUARY 14, 2019 MEETING

The February meeting of the Woodland Waters Home Owners Association was held at the Exit V.I.P. Realty Office at 9157 Commercial Way in Weeki Wachee, Fl on February 14, 2019. The meeting was called to order at 6:30 P.M. by President Jane Heid. She then led all in attendance in the Pledge of Allegiance. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Tony Akers, Beth LaFourcade and Robert Kuzniewski.

Secretary/Treasurer Cathy Davidson read the minutes of the January 10, 2019 meeting. A motion was made to accept the minutes as read by Theresa, seconded by Russ.

A.R.C.-----Russ reported that 3 fences have been approved by the A.R.C. committee.

L.E.C.-----Russ reported that the "No Parking" signs put up at the front entrance keep getting pulled out of the ground and thrown into the woods; he will be cementing them down. It cost the Association approx. \$250.00 for each sign that is put up. It is getting to be an expensive occurrence to keep getting new signs. Work has been ongoing at our storage unit. Instead of going to a larger unit, Russ and his helpers, have added upper storage to put up lighter items to open up room on the floor. They also installed battery operated l.e.d. lighting. Russ also reported that the homeowners that are using the pickleball court would like to install, at their expense, a wind-break panel on the fence around the courts. A suggestion was made to get a report from the Millers, who head-up the Saturday pickleball play from 9-12:00 noon. We are wondering how the courts are being used. A question was asked if we carry liability insurance on the tennis and pickleball courts. Jane reported that we have coverage. Russ is getting estimates to replace the existing community bulletin boards. A suggestion was made to see if the local technical school welding department may consider doing them as a project.

DEED RESTRICTIONS-----No report for this meeting. Several members in attendance questioned the full dumpster on the corner of Southern Breeze and Whisper Ridge. Russ will contact the builder. A home on Whisper Ridge was reported to have green/black water in the pool. A call will be made to the County to address. Volunteers are needed for the deed restriction committee. A description of committee processes and duties should be written.

WELCOME-----1 home has been visited, several more to be done in March.

TREASURERS REPORT----Cathy read the treasurers report....as of February 13, 2019, there is \$35,260.00 for total income, \$11,008.00 for expenses for a total net income of \$24,254.00. There is \$15,155.56 in checking and \$189,471.07 in the money market account, for a total savings of \$204,626.63. A motion was made by Russ to accept the report, seconded by Robert.

NEW BUSINESS-----Dates were chosen for the Community Yard Sale of March 22nd and 23rd from 9:00 A.M. to 4:00 P.M. An A.R.C. amendment addressing metal roofs was discussed.

Cathy made a motion to adjourn, seconded by Theresa. The meeting was adjourned at 7:45 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

MARCH 14, 2019

The March meeting of the Woodland Waters Homeowners Association was held on Thursday, March 14, 2019 at the Exit VIP Realty office at 9157 Commercial Way, Weeki Wachee, Florida. The meeting was called to order by Vice-President Theresa Tyner at 6:35 P.M. Theresa then led all in attendance in the Pledge of Allegiance. In attendance were: Theresa Tyner, Cathy Davidson, Russ Coomer, Tony Akers, Beth LaFourcade and Robert Kuzniewski. Absent was President Jane Heid.

Secretary/Treasurer Cathy Davidson read the minutes of the February 14, 2019 meeting. A motion was made by Theresa to accept the minutes as read, seconded by Russ Coomer.

L.E.C.-----Russ reported that he is seeking a new company for fertilizing. He and Dave J. met with TruGreen to get a bid on fertilizing the grass and bushes along Woodland Waters Blvd. They quoted \$3,366.00 for 12 applications (6 grass/6 bushes). Russ to talk to Bossman for a bid on applying granular fertilizer. Russ also will get quotes on pressure washing the north and south rock walls at the U.S. 19 entrance to clean them of mold and dirt and to de-lime the waterfall. Russ will be adding 2 fountain heads to the north pond to keep the water aerated. He stated that 4 new aluminum bulletin boards have been ordered, 3 for the mailbox areas and 1 for the Enclave.

A.R.C.-----Dave, Sam and Russ approved a new roof for a home on Woodland Waters Blvd. They are changing from tile to shingle. They also approved 1 home that is replacing windows.

DEED RESTRICTIONS-----Notice to go up on the bulletin boards to remind homeowners that the new blue refuse cans from Republic need to be put away and out of sight after garbage pick-up on Mondays and Thursdays. Cathy to make an informational display for homeowners about topics relating to the community and put it on the new bulletin boards. A question was asked of the Board about the newspapers that are thrown all over, except in the driveways. Theresa to contact the Senior Voice newspaper to stop delivery in our community. Volunteers are needed for the Deed Restriction Committee. A description of duties to be written out and posted.

WELCOME-----no report this meeting

TREASURERS REPORT-----Cathy read the Treasurers report for January 1 through March 12th. Total income: \$39,672.47, total expenses: \$19,344.52, total net income: \$20,327.95, total assets (checking & savings) \$201,171.58. A motion was made by Robert to accept the report, seconded by Tony.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

MARCH 14, 2019

NEW BUSINESS-----A question was asked of the board about tree debris on adjoining lots. The answer is, that the owner of the lot is responsible to remove debris that has fallen from their lot onto an adjoining lot. A concern was voiced about multiple gunshots heard from outside our community. Contact the Sheriffs Dept. if shots are heard after 10:00 P.M. Theresa is working on a presentation to the members on purchasing surrounding land from our developer. The parcels offered are approximately 2.93 acres on the north and south sides of the U.S. 19 entrance. Also available, are 30 acres off of Waters Edge. Saturday, April 13th from 11:00 A.M. to 5:00 P.M. is the date and time for the 2019 Spring Fling at our boat launch/picnic area. Volunteers will be needed to set up tables/chairs, cook, clean-up, etc. If anyone would like to help, please see a Board member.

A motion was made by Theresa to adjourn, seconded by Cathy. The meeting was adjourned at 7:45 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – April 14, 2019

The April meeting of the Woodland Waters Home Owners Association was held on April 14, 2019 at the Exit Realty Office at 9157 Commercial Way in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid at 6:31 P.M. Jane then led all attendance in the Pledge of Allegiance. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer and Beth LaFourcade. Absent were: Tony Akers and Robert Kuzniewski.

Secretary/Treasurer Cathy Davidson read the minutes of the March 14, 2019 meeting. A motion was made by Russ to accept the minutes as read, seconded by Theresa.

L.E.C.-----The front entrance waterfall and rock wall have been pressure washed. Russ is planning on having it done every 4-5 months to keep the moss and lime from building. Russ discussed having cameras installed at the entrance to use as a tool to monitor vandals, repetitive parked vehicles, etc. An estimate of approx. \$270.00 thru Spectrum for 3 locations for internet per month. Verizon was approx. \$140.00 per month. This would help facilitate the operation of the irrigation system also. Cost to install the 3 cameras could run approx. \$3000.00 (price to include camera, wiring, etc.) Something to investigate further. Russ and his helpers will be installing the new community bulletin boards. The board on Warm Wind Way needs some additional work and may take a bit longer to finish. Russ is asking for some help from the Enclave to install theirs.

A.R.C.-----One color change was approved for a home on Warm Wind Way. One new roof, pool & cage for a home on Whisper Ridge. The house on the corner of Whisper Ridge and Southern Breeze will be completed soon, another builder has taken over the project.

DEED RESTRICTIONS-----One postcard mailed to a lot owner that has a tree leaning over onto the adjoining property. Russ to speak with owners to stress the importance of addressing the tree. Volunteers are needed for the deed restriction committee. The Board is asking for volunteers with some spare time to be on the committee. A minimum of 3 people would be appreciated.

WELCOME-----2 new home owners have been visited so far this month.

TREASURERS REPORT-----Cathy read the treasurers report for January 1st to April 10th: total checking \$9,209.17, total money market \$189,478.54 for total assets of \$198,687.71. Total income of \$41,771.47, total expenses of \$22,004.16 for a net income of \$19,767.31. A motion was made by Theresa to accept the report as read, seconded by Russ. Jane reported that approx. 11 home owners have not paid their dues for 2019. About \$26,000.00 is still outstanding. There are 3 non-construct fees still owed: 2 are at the attorney and one is

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – April 14, 2019

working with the Board to catch up.

NEW BUSINESS-----Theresa has contacted the Senior Voice newspaper via phone and email to stop the paper delivery in our community. If she gets no compliance, a certified letter will be mailed. Russ to visit with a home owner on Woodland Waters Blvd. There has been a commercial van with signage parked in the driveway. A home owner asked the Board if a warning system for emergencies (siren/loudspeakers) would be feasible. There is an automated phone call system in place from the County to address any issues in our area. Russ to get some copies of maps that show the boundaries of our community and that show the different phases. Theresa has been doing a good job organizing for the Spring Fling. Beth has gotten the door prizes to be raffled off every half hour. The port-o-potty and wash station have been reserved. Additional help has been arranged to get the park ready and for clean-up.

A motion was made by Jane to adjourn the meeting, seconded by Cathy. The meeting was adjourned at 7:30 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – May, 2019

The May Board Meeting was cancelled – NO minutes.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – June 13, 2019

The June meeting of the Homeowners Association of Woodland Waters, Inc. was held on June 13, 2019 at the Exit VIP Realty Office at 9157 Commercial Way in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. In attendance were: Jane Heid President, Theresa Tyner Vice-President, Cathy Davidson Secretary-Treasurer, Directors: Russ Coomer, Tony Akers, Robert Kuzniewski and Beth LaFourcade. All in attendance recited the Pledge of Allegiance.

Cathy then read the minutes of the April 11, 2019 meeting. A motion was made by Theresa to accept the minutes as read. Seconded by Russ. No meeting was held in May.

Jane advised, all in attendance that, questions for Russ should be held until after the agenda has been completed. Multiple questions to him during the meeting take up more time than what is allotted.

L.E.C....Russ reported that all 4 bulletin boards are now up. The installation of the cameras in the common areas will be proceeding soon. Spectrum will be the wi-fi provider. Thanks to Mike Meyers for putting the flags along Woodland Waters Blvd. for Memorial Day. The home with the dead tree hanging over onto an adjoining property, has been sent to the attorney for a non-compliance letter. Russ reported that several dead trees at the boat launch will be removed soon. "No Parking" signs will be going up at the tennis court and boat launch areas. People are parking outside the gates and are blocking the drives into the parks. Please, open the gates and park in the designated spaces.

A.R.C.....Russ reported that 3 fences and one pool enclosure have been approved. He also mentioned to the Board, that we should be considering verbiage in our deed restrictions regarding metal garages.

DEED RESTRICTIONS.....Jane reported on one home that has fallen behind on the agreement to keep their home and property in presentable condition per our deed restrictions. The homeowner has been in contact with Jane and is aware that they have limited days to complete the work. A motion was made to continue with foreclosure procedures on one home that is behind again on their dues. They have been delinquent previously and are with our HOA attorney. All Directors in attendance were in favor of the proceeding with a vote of 7-0 in favor. One home is going up for foreclosure sale. Our attorney is processing paperwork for the Association dues that are owed. One homeowner will be going to mediation soon for failure to keep their home in presentable and neat condition per our deed restrictions. One volunteer for the deed restrictions committee has been found. Several more are needed. It has been brought

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – June 13, 2019

to the Boards attention that a homeowner has been having a garage sale quite often on their property. Per county regulations, only a couple times in a calendar year are allowed. A letter to be sent from our attorney to address this.

WELCOME.....No report this month. Four homes will be coming up soon.

TREASURERS REPORT.....Cathy reported that total income from January thru April 13, 2019 is \$43,811.63. Total expenses were \$33,392.54. Net income \$10,419.09. Total in checking \$6,753.02. Total in money market \$184,509.70. A motion was made by Russ to accept the report as read, seconded by Robert.

NEW BUSINESS.....Jane reported that she has been working with our attorney on the paperwork for the 101 homes in Phase One, to stay as part of Woodland Waters. This needs to be done and filed with the County in December of this year. Theresa is still working with our developer on purchasing land on both sides of Woodland Waters Blvd. at our entrance at US 19. Negotiations are on-going. She will have a presentation ready for viewing at our Annual meeting in October. The Board is looking for a larger meeting area for our Annual meeting. We anticipate a lot of interest in the land purchase presentation. Theresa and Tony are up for re-election this year. Tony said he is not running again. We are asking if anyone wants to run for a seat on the Board. Please contact us if you are interested. The Board requested that Cathy get the minutes of the meeting out to the Board within a week after the meetings. Help is available to her, if needed.

A motion was made by Theresa to adjourn, seconded by Robert. The meeting was adjourned at 7:35 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – JULY 11, 2019

The July meeting of the Homeowners Association of Woodland Waters was held on Thursday, July 11, 2019 at 9157 Commercial Way (U.S. 19) in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. Jane led all members in attendance in the Pledge of Allegiance. Board members in attendance were: Jane Heid, Cathy Davidson, Russ Coomer, Beth LaFourcade and Robert Kuzniewski. Absent were: Tony Akers and Theresa Tyner.

Secretary/Treasurer Cathy Davidson read the minutes of the June 13, 2019 meeting. A motion was made by Russ to accept the minutes as read, seconded by Robert.

A.R.C.....Russ reported that 2 fences and 1 shed were reviewed and accepted this month. The committee is waiting on additional paperwork for 1 new garage.

DEED RESTRICTIONS.....Russ reported that 2 people have volunteered to assist the deed restriction committee. Russ will go out with the volunteers around the community soon.

WELCOME.....Deb and Faye have visited 4 homes this month and 1 more coming up.

L.E.C.....Russ reported that the bushes along Woodland Waters Blvd. are scheduled to be trimmed within the next 2 weeks. He requests that all homeowners to please be responsible community members. If you come upon debris in the road, please make an effort to put it to the side of the road and not to just drive by. Cameras within the community will be going up soon. Sam Defini to review with Jane on the project to put physical addresses on the lot files in storage. Right now, they are only labeled with plot and block info. This will make it much easier to find a specific file.

TREASURERS REPORT.....Cathy reported that from January 1 to July 4, 2019 that there was \$4,825.86 in checking, \$184,517.32 in money market, for a total of \$189,343.18. Total income of \$44,369.25. Total expenses of \$35,869.70. Net income is \$8,499.55. A motion was made by Russ to accept the report, seconded by Robert.

NEW BUSINESS.....Jane reported that mediation paperwork has been started on the homeowner who has been avoiding responding to our requests to comply with our deed restrictions. Nativity Lutheran Church on U.S. 19 in Weeki Wachee, has been reserved for our 2019 October Annual meeting. The cost is \$200.00 for the night and \$75.00 for clean-up. Cathy will put up notices on the bulletin boards that we are seeking volunteers for the Directors position that will be opening in October. Tony Akers will not be seeking another term. Dave Jolliffe called the county on a water line break on Warm Wind Way and was told it would take anywhere from 2 weeks to 1 month to repair. Robert to advise his contacts to see if a sooner

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – JULY 11, 2019

resolution is a possibility. He will also make contact with the county to see if the curve on Woodland Waters Blvd. and Waters Edge can be widened and the availability of the Sheriffs Dept. using unmarked cars to stop speeders throughout our community. One homeowner asked the Board about our financial reports per Florida 720 statutes. We advised him that the reports are given out with the annual meeting ballots, and can also be requested from the Board.

Cathy made a motion to adjourn the meeting, Robert seconded. The meeting was adjourned at 7:16 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – August 8, 2019

The August meeting of the Homeowners Association of Woodland Waters, Inc. was held on Thursday, August 8, 2019 at 9157 Commercial Way (U.S. 19) in Weeki Wachee, FL. The meeting was called to order by President Jane Heid at 6:30 P.M. The Pledge of Allegiance was recited by all in attendance. Board members in attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Beth LaFourcade, Robert Kuzniewski and Tony Akers. No Directors were absent.

Cathy Davidson, Secretary/Treasurer read the minutes of the July 11, 2019 meeting. A motion was made by Russ to accept the minutes as read. Seconded by Robert.

Treasurers Report was given by Cathy. From January 1 thru August 6, 2019: assets (checking & money market) total \$183,123.00, total income \$44,376.95, total expenses \$42,097.58. A net income of \$2,279.37. A motion was made by Theresa to accept the report, seconded by Robert. So far in this year, 8 homeowners have not paid their dues for 2019. One is the house that was torn down by the County on Warm Wind Way. The owners have been unresponsive to our mailings. Two of the 8 are in foreclosure.

L.E.C..... Russ reported that the bushes have all been trimmed along Woodland Waters Blvd. Thanks to Mike Meyers for putting out the flags at the entrance for the 4th of July. Russ is looking for prices on fertilizing and spraying for weeds. He has received one estimate of \$3000.00. He seems to think we can get a better price.

DEED RESTRICTIONS..... A note to residents to please put away the trash cans after pick-up and put them out of sight.

A.R.C..... one garage was approved with a provision that it has to be 50 feet from the road. Russ will be checking street lights this weekend and reporting ones that are out to WREC.

WELCOME..... No houses this month. Two coming up.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – August 8, 2019

NEW BUSINESS..... Jane reported to the Board that the Enclave Homeowners Association President, Rich DePianta had unexpectedly passed away. The Board sends condolences to the DePianta family. The W.W.H.O.A. Annual Meeting will be held at the Nativity Lutheran Church on U.S. 19. We have paid for the use of their hall on October 10th. They will provide us with tables, chairs, amp and microphones. Getting the ballots ready for mailing will start around the 20th of this month.

Robert reported that the sign by the Enclave is fixed and that the pothole on Woodland Waters Blvd and Tooke Shore has been reported to the County. He will also find out who is not mowing the drainage retention areas in our community.

One home will be going to arbitration soon for deed violations. Jane is getting the paperwork together.

A motion was made by Cathy to adjourn the meeting, seconded by Theresa. The meeting was adjourned at 7:30 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – September 12, 2019

The September meeting of the Homeowners Association of Woodland Waters, Inc. was held on Thursday, September 12, 2019 at 9157 Commercial Way (U.S. 19) in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid. All in attendance recited the Pledge of Allegiance. Board members in attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Beth LaFourcade and Robert Kuzniewski. Absent was Tony Akers.

Secretary Cathy Davidson read the minutes of the August 8, 2019 meeting. A motion was made by Russ to accept the minutes as read. Seconded by Theresa.

Cathy then read the Treasurers report. From January 1st thru September 10, 2019, total assets (checking & money market acct) totaled \$181,042.82. Total income \$45,733.60. Total expenses \$45,534.88. Net income \$198.72. A motion was made Theresa to accept the report as read, seconded by Robert.

L.E.C..... Thanks to Mike Meyers for lowering the flag in remembrance of 9/11. Robert met with Mr. Beck from the Hernando Co. Public Works Dept. to address the mowing of our community water retention areas. Many were missed on the last cut. Robert was assured that they would be addressed. The water line break on Warm Wind Way has been addressed. The break was at a service line that runs to a home's water meter. Please advise the County if water should appear thought the asphalt so that they can come out and repair it. Leaks have been isolated to Phase 5. Russ reported that work at the mailboxes on Warm Wind Way will commence shortly. Water is eroding away the ground. Fill will be brought in, along with sod. Several trees are dead at the boat launch/picnic area. Russ will have them removed. Russ will also drive thru the community and report any street lights that have problems to Withlacoochee Electric.

A.R.C..... Russ reported that the committee has received paperwork for one fence install. They will be reviewing that paperwork.

DEED RESTRICTIONS..... The committee has done a drive thru the community. Approx. 25 postcards will be mailed out for violations. One homeowner has volunteered to be on the committee.

WELCOME..... 2 homes are coming up for visits this month.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – September 12, 2019

NEW BUSINESS..... The Annual Homeowners Meeting paperwork and ballots have been mailed out. The home on Woodland Waters Blvd. is being cleaned up. One home on Whisper Ridge will be going to arbitration shortly. Sam will be working with Jane to put addresses on the lot files for the community. They now will have lot, block, phase and address. This makes for easy identification. Russ is assigned the task of getting the coolers, ice, soda and water for the Annual meeting. Jane will get the sandwiches, veggie, fruit, cheese & dessert trays. Several HOA members in attendance were asking about a committee to assist, in-need residents with minor deed restriction violations (weeding, fallen tree debris, etc). Jane & Russ advised that the Board cannot get involved with collecting funds to have this done. If members would like to offer assistance as good neighbors, that would be ok.

Cathy made a motion to adjourn the meeting, Robert seconded. The meeting was adjourned at 7:05 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – October 10, 2019

The Homeowners Association of Woodland Waters, Inc. thirtieth annual meeting was held on October 10, 2019 at the Nativity Lutheran Church at 6363 Commercial Way, Weeki Wachee, FL. The meeting was called to order by President Jane Heid at 6:45 P.M., who lead all in attendance in the Pledge of Allegiance. Board members in attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Beth LaFourcade and Robert Kuzniewski. Absent was Tony Akers. Jane reported that a quorum had been met and the meeting is official.

Secretary-Treasurer Cathy Davidson read the minutes of the twenty ninth annual meeting of October 11, 2018 and reviewed the financial reports dated December 31, 2018. The budget for 2020 was reviewed with the members in attendance, with no changes made. Cathy then reported on the current financial reports thru September 30, 2019. Total in checking: \$5,869.76, total in money market: \$165,539.79. There are only 4 homes that have not paid their 2019 dues and all 4 are in the hands of our attorney.

A.R.C.....Russ reported that 1 roof, 1 shed, 1 opaque fence around a pool and pump were approved.

L.E.C.....Russ has purchased a new LED light for the south pond at the entrance on U.S. 19. He and some volunteers will clean the pond, kill weeds and clean the pump on October 12th. Cameras will be installed soon at the entrance to monitor vandalism.

DEED RESTRICTIONS.....25 homes have been sent cards to address deed violations (i.e.: dead trees, weeds)

WELCOME....14 homes have been visited so far since January.

NEW BUSINESS.....Vice-President Theresa Tyner has been in talks with our developer Gary Swartzel, on the possibility of our homeowners association purchasing some property that borders our community. Land on the north and south sides of Woodland Waters Blvd at the U.S. 19 entrance, a 1.6 acre residential lot across from The Enclave and a wetland area of approx. 27 acres at the end of Waters Edge Court. Many questions were presented to the Board about the properties. Theresa fielded many of them with the information that she had. More information will be shared in the coming months. The reason we are looking at the properties, is to limit development around our entrance.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – October 10, 2019

The results of the election were: Theresa Tyner 128, Ed Butler 117. Congratulations to Theresa and Ed!

A motion was made by Cathy to adjourn the meeting, seconded by Theresa. The meeting was adjourned at 7:37 P.M.

Executive Officer Election by Woodland Waters Board Directors October 10, 2019

Board Directors in attendance: Jane Heid, Russ Coomer, Cathy Davidson, Theresa Tyner, Robert Kuzniewski, & Beth Lafourcade.

The following officers were approved by all Board of Directors:

Jane Heid, President – Theresa Tyner, Vice President – Beth Lafourcade, Secretary & Cathy Davidson, Treasurer.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – November 14, 2019

The Homeowners Association of Woodland Waters, Inc monthly meeting was held on November 14, 2019 at 9157 Commercial Way, Weeki Wachee, Fl. The meeting was called to order by President Jane Heid at 6:30 pm. Jane lead all in attendance to the Pledge of Allegiance. Board members in attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Robert Kuzniewski and Ed Butler. Absent was Beth LaFourcade.

Secretary/Treasurer Cathy Davidson read the minutes from the Annual Meeting held October 10, 2019. A motion was made by Theresa to accept the minutes as read, seconded by Robert.

Treasurers Report: Cathy read the treasurers report for January 1 through November 12, 2019. Total income: \$49,961.73, total expenses \$62,719.69; total assets (checking & saving) \$168,086.14 A motion was made to accept the report by Russ and seconded by Robert.

A.R.C. : Russ reported that one fence and one screened porch was approved.

There was a discussion about the importance of every home having a house number located on the front of the house. There is a county ordinance to have 4" numbers located on the front of the house.

Welcome: Debbie stated that 3 new home owners were visited and there are still more but having trouble connecting with them.

Deed Restrictions: Violations Committee has been through the community this past week. Most homes are looking good. A few homes have been sent violation cards for dead trees and weeds in islands that need to be removed.

New Business:

Vito Masotti displayed the live camera system that has been installed at the entrance to Woodland Waters and explained the details of its recording capabilities. More cameras are going to be installed at the boat ramp. The cameras will allow Russ to control the sprinkler system too. Cameras can actually store up to 21 days of video. The Association has purchased 3 hot spots for the cameras. "Under surveillance" signs will be installed soon. Russ explained that electric power will soon be installed at our picnic area and available upon request. Jane thanked Russ, Vitto Masotti and Dave Jolliffe for their hard work installing the cameras.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – November 14, 2019

Jane is working with the HOA Attorney regarding the MRTA (Marketable Title Action) for Phase One. She explained that the Attorney is indexing all 410 properties. A letter was mailed out to the membership informing everyone that we are in the process of filing with the county to make sure all the properties in Phase One will remain in our Association. A special meeting regarding MRTA will be held Monday Nov. 18 at 6:30 pm, 9157 Commercial Way, Weeki Wachee, FL 34613

Invoices for the Annual Dues will be mailed out soon. All dues are to be paid by January 1st, 2020.

A motion was made to adjourn was made by Cathy and seconded by Robert.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Special MRTA Meeting – November 18, 2019

The Homeowners Association of Woodland Waters, Inc. special MRTA meeting to preserve its Declaration of Covenants, Conditions and Restrictions was held on November 18, 2019 at 9157 Commercial Way, Weeki Wachee, Fl. The meeting was called to order by President Jane Heid at 6:31 pm. Jane led all in attendance to the Pledge of Allegiance. Board members in attendance were: Jane Heid, Theresa Tyner, Beth LaFourcade, Russ Coomer, Robert Kuzniewski and Ed Butler. Absent was Cathy Davidson.

A vote of the Board was 6 “yes” votes and 0 “no” votes. It was in complete agreement of all board members to accept the action to file with the county regarding the MRTA (Marketable Title Action) to make sure all the properties in Phase One will remain in our Association.

A motion was made to adjourn by Robert and seconded by Theresa at 6:44 pm.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – December 12, 2019

The Homeowners Association of Woodland Waters, Inc monthly meeting was held on December 12, 2019 at 9157 Commercial Way, Weeki Wachee, Fl. The meeting was called to order by President Jane Heid at 6:30 pm. Jane led all in attendance to the Pledge of Allegiance. Board members in attendance were: Jane Heid, Beth LaFourcade, Cathy Davidson, Russ Coomer, Robert Kuzniewski and Ed Butler. Absent was Theresa Tyner.

Secretary Beth LaFourcade read the minutes of the November 14, 2019 meeting. A motion was made by Cathy to accept the minutes as read, seconded by Robert.

Secretary Beth LaFourcade read the minutes of the November 18, 2019 MRTA meeting. A motion was made by Cathy to accept the minutes as read, seconded by Robert.

Treasurers Report: Beth read the treasurers report for January 1, 2019 through November 12, 2019. Total income: \$43,153.00; Total expenses: \$47,253.00; Total assets: (checking \$4,200.00 and savings \$160,500.00). Jane explained that the income from a portion of the Annual Dues checks are received and deposited in December each year, and the remainder of the checks received are deposited in the following January. A motion was made to accept the report by Cathy and seconded by Robert.

A.R.C. : Russ reported that one fence was approved.

Russ explained that contractors can't work in Woodland Waters properties on Sundays.

Bossman cut tree limbs which were hanging over the Boulevard and the boat ramp. The trimming gives better view for the cameras.

The new cameras also allows us to see any bad functioning sprinklers.

Volunteers were asked to decorate front entrance for the holidays. Two members volunteered and agreed to meet Sunday at 10 am. The HOA will supply the materials. It was suggested to use J & J Lightening and talk to Jason at 727-389-0596 to possibly decorate the front entrance in the future.

Welcome: Debbie stated that there are 2-3 new home owners but having trouble connecting with them.

Deed Restrictions: Violations Committee did not go through the community this month due to holidays and vacations of committee members.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – December 12, 2019

New Business:

The MRTA (Marketable Title Action) has been completed for Phase 1 and will stay in our association. In 2024 Phase 2 MRTA will be due. The lawyers did the indexing of the neighborhood. A form was filled out for each name on the properties (Legally exact per the property titles).

The HOA invoices for 2020 are going to be mailed soon, they have a due date of January 1st, 2020.

The Enclave reported a tree smashed a homeowner's Rubbermaid type fence from an adjoining neighbor about a year ago. FYI: Once a homeowner touches a down tree in any way, if you contact the insurance company it usually takes a longer period of time to get resolution to the claim, and many times you won't receive reimbursement. If the down tree owner does not take action on their neighbor's broken fence, then this will go to the attorney.

Ed Butler requested a camera also be installed at the entrance to the Enclave as a Woodland Waters HOA expense. A hot spot would be needed which would cost about \$145 plus an undetermined amount monthly fee for unlimited Wi-Fi. A stationary camera would cost about \$123.00 It was suggested to mount 2 cameras on fences pointing outward. There are problems with the curbs and sprinkler heads being run over as well as parking issues. It was suggested that the Enclave pay for their cameras and set up through their Gate Fund.

A motion was made to adjourn was made by Cathy and seconded by Ed at 7:27 pm.