

# **Woodland Waters Homeowners Association Board Meeting Minutes**

1/14/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. “The Pledge of Allegiance” was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Ed Butler, Sam DeFini, Carolyn Kuzniewski, Jane Heid.

## **III. Approval of minutes from last meeting**

Jane Heid read the minutes from 11/12/2020. A motion to accept the minutes was made by Sam DeFini, seconded by Ed Butler, and approved.

## **IV. Financials**

- a) Jane Heid read the financials. Sam DeFini made a motion to accept and Carolyn Kuzniewski seconded. The financials were approved.

## **V. Committee Reports**

- a) Dave and Jane Heid - Deed Restrictions: 1 home back in compliance after legal action. 1 home involved in negotiations to come into compliance. 1 home being cleaned out after several years of legal action.
- b) Russ Coomer – ARC: one house approved.
- c) Dave, Ed Butler, Russ Coomer – Common Grounds: nothing to report.

## **VI. Open issues**

Nothing to discuss.

## **VII. New business**

Amendment to bylaws to allow WWHOA to do abatements on unmaintained properties and charge for services and legal fees.

## **VIII. Adjournment**

Jane Heid adjourned the meeting at 7:01 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association Board Meeting Minutes**

2/18/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. “The Pledge of Allegiance” was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid.

## **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 1/14/2020. A motion to accept the minutes was made by Sam DeFini, seconded by Russ Coomer, and approved.

## **IV. Financials**

- a) Jane Heid read the financials. Sam DeFini made a motion to accept and Carolyn Kuzniewski seconded. The financials were approved. 25 people have not paid their dues to date. 1 lot coming into monetary compliance for non-building.

## **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: Several letters went out. Jane alerted everyone to the county code about house lettering – 4” house numbers are mandatory for 911 compliance.
- b) Russ Coomer – ARC: 3 sheds approved, 2 house repaints, a new fence, and a new home.
- c) Russ Coomer – Common Grounds: lights back on south wall; fountain lights not working – Russ will take care of that when it warms up. Vandals damaged fence in boating area – camera will be installed soon, and power will be available via WWHOA directors.

## **VI. Possibly raising dues.**

Metal roof – case by case only with board approval.

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**VII. New business**

None

**VIII. Adjournment**

Jane Heid adjourned the meeting at 7:01 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association Board Meeting Minutes**

3/11/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. “The Pledge of Allegiance” was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid, Theresa Tyner, Ed Butler.

## **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 2/18/2021. Russ Coomer made a motion to accept, Ed Butler seconded , and minutes approved.

## **IV. Financials**

- a) Jane Heid read the financials. Theresa Tyner made a motion to accept and Russ Coomer seconded. The financials were approved.

## **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: Several letters went out. Jane and Russ have been out to three habitual offenders and has them coming into compliance.
- b) Russ Coomer – ARC: 1 shed approved, a new fence, and a new home.
- c) Russ Coomer – Common Grounds: Tennis court is being vandalized. Solar cameras will be checked into.  
Jane will purchase a \$25 gift card for the neighbors who allow us to use their water to clean the tennis courts.

## **VI. Open issues**

## **VII. New business**

The bookkeeper has not had a raise since 2012. The board will discuss it.

We need nominations for new board members.

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**VIII. Adjournment**

Jane Heid adjourned the meeting at 6:59 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association Board Meeting Minutes**

4/8/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:32 PM. “The Pledge of Allegiance” was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid, Ed Butler.

## **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 2/18/2021. Russ Coomer made a motion to accept, Sam DeFini seconded, and minutes approved.

## **IV. Financials**

- a) Jane Heid read the financials. Only 2 homes have not paid their dues. Carolyn Kuzniewski made a motion to accept, and Russ Coomer seconded. The financials were approved.

## **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: five cards went out.
- b) Russ Coomer – ARC: 1 shed approved, a new swimming pool, and a new fence.
- c) Russ Coomer – Common Grounds: Lights will back on in the pond at the entrance by Monday. A resident will be having a party at the boat launch area. Cameras will be in the boat launch area within the next two weeks. The signs are being updated and will be replaced.

## **VI. Open Issues**

- a) The Board voted unanimously to give our HOA Bookkeeper a raise of an additional \$200.00 per month. She has taken on additional responsibilities and duties with no raise since 2013.

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Board Meeting Minutes**

4/8/21

**VII. New business**

We need nominations for new board members.

**VIII. Adjournment**

Jane Heid adjourned the meeting at 6:53 PM.

Minutes submitted by: Carolyn Kuzniewski

Revised minutes per meeting minutes of 2/10/2022

# **Woodland Waters Homeowners Association Board Meeting Minutes**

5/13/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:32 PM. “The Pledge of Allegiance” was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid, Ed Butler.

## **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 4/8/2021. Sam DeFini made a motion to accept, Carolyn Kuzniewski seconded , and minutes approved.

## **IV. Financials**

- a) Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept and Ed Butler seconded. The financials were approved.

## **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: two cards went out.
- b) Russ Coomer – ARC: 4 fences, 3 roofs, and several paintings were approved.
- c) Russ Coomer – Common Grounds: Bushes at front entrance have been trimmed. We are not mowing around the Warm Wind Way mailboxes until it begins to rain regularly. There are some issues with the sprinkler at the front entrance that are being addressed.
- d) Russ Coomer – Welcome Committee – Debbie will start back up soon.

## **VI. Open Issues**

Four wheelers are a continuing issue. Residents need to contact the sheriff’s office at 352-754-6830 to report the day and time they are seeing/hearing four wheelers.

## **VII. Old Business**

We need nominations for new board members.



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5/13/21

**VIII. Adjournment**

Jane Heid adjourned the meeting at 7:10 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association Board Meeting Minutes**

6/10/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:32 PM. “The Pledge of Allegiance” was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid, Theresa Tyner, Ed Butler.

## **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 5/13/2021. Ed Butler made a motion to accept, Theresa Tyner seconded, and minutes approved.

## **IV. Financials**

- a) Jane Heid read the financials. Theresa Tyner made a motion to accept and Ed Butler seconded. The financials were approved.

## **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: no cards went out. Russ has been going around and talking to people before sending out cards.
- b) Russ Coomer – ARC: 1 fence pending approval; looking for dead trees that need removal.
- c) Russ Coomer – Common Grounds: Met with Withlacoochee Power to provide power to our picnic area near the boat launch.
- d) Russ Coomer – Welcome Committee – Debbie will start back up soon.

## **VI. Open Issues**

All board members will have keys to the glass enclosed bulletin boards.

Residents will be able to contact a board member to utilize the common areas.

## **VII. Old Business**

We need nominations for new board members.

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**VIII. Adjournment**

Jane Heid adjourned the meeting at 7:00 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association Board Meeting Minutes**

7/8/21

## **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:33 PM. "The Pledge of Allegiance" was recited.

## **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid, Dave Knight, Ed Butler.

## **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 6/10/2021. Russ Coomer made a motion to accept, Sam DeFini seconded, and minutes approved.

## **IV. Financials**

- a) Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept and Russ Coomer seconded. The financials were approved.

## **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: no cards went out. Russ has been going around and talking to people before sending out cards.
- b) Russ Coomer – ARC: 4 ARC requests.
- c) Russ Coomer – Common Grounds: Pole up for power and cameras in our picnic area near the boat launch, and 12 yds of stone into water for boat ramp. Used Bobcat to clear some palmettos to keep area clear. Still more work to do to get everything more user friendly.
- d) Russ Coomer – Welcome Committee – Due to COVID Deb has not been going around.

## **VI. Open Issues**

Department of planning and zoning is going to discuss some changes to the Lake Hideaway development. People whose property about that development are concerned.

## **Old Business**

We need nominations for new board members.

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**VII. Adjournment**

Jane Heid adjourned the meeting at 7:10 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association**

## **Monthly Board Meeting Minutes**

8/12/21

### **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:34 PM. "The Pledge of Allegiance" was recited.

### **II. Board Members Present**

The following board members were present: Russ Coomer, Sam DeFini, Carolyn Kuzniewski, Jane Heid, Ed Butler.

### **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 7/08/2021. Russ Coomer made a motion to accept, Ed Butler seconded, and minutes approved.

### **IV. Financials**

- a) Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Sam DeFini seconded. The financials were approved.

### **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: no cards went out.
- b) Russ Coomer – ARC: 1 house repaint, 5 new roofs, one new fence.
- c) Russ Coomer – Common Grounds: Front entrance – needs cleaning up. Vance donated 15 yards of mulch for boat launch area. New security camera is almost complete. The tennis court area is next.
- d) Russ Coomer – Welcome Committee – Nothing due to COVID.

### **VI. Open Issues**

#### **New Business**

We need a deed restriction committee to go around and check our HOA homes.

Theresa Tyner's leave of absence request was unanimously accepted by the board. Raphael Garcia's placement on the board as a director was unanimously accepted by the board.

Ed Butler suggested that we hire an off-duty deputy at random times to help with the ATV issue. The discussion was tabled until we get more information from the sheriff's office.

**Woodland Waters Homeowners Association**  
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8/12/21

**Old Business**

We need nominations for new board members.

Dave Knight went to county commissioner's meeting. There is no way that the Woodland Waters road stub outs would be extended unless the fire department requests it, they are talking 50 ft easements, Won't start anything until spring of 2022, and there would be an access gate between the roads.

**VII. Adjournment**

Jane Heid adjourned the meeting at 7:32 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association**

## **Monthly Board Meeting Minutes**

9/9/21

### **I. Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. "The Pledge of Allegiance" was recited.

### **II. Board Members Present**

The following board members were present: Jane Heid, President; Russ Coomer, Vice-President; Carolyn Kuzniewski, Secretary/Treasurer; Ed Butler, Member.

### **III. Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 8/12/2021. Ed Butler made a motion to accept, Russ Coomer seconded, and minutes approved.

### **IV. Financials**

- a) Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Ed Butler seconded. The financials were approved.

### **V. Committee Reports**

- a) Russ and Jane Heid - Deed Restrictions: 9 cards went out. Currently working with 5 estate attorneys due to deaths of homeowners.
- b) Russ Coomer – ARC: no new paperwork has come in.
- c) Russ Coomer – Common Grounds: Front entrance – Working on getting mulch spread. New security camera is almost complete. New signage is up. The power supply will be locked to prevent unauthorized use.
- d) Russ Coomer – Welcome Committee – Nothing due to COVID.

### **VI. Open Issues**

#### **New Business**

Annual meeting next month via Zoom. Please sign your proxy form and return as soon as possible.

#### **Old Business**



**Woodland Waters Homeowners Association**  
**Monthly Board Meeting Minutes**

9/9/21

We need a deed restriction committee to go around and check our HOA homes.

The Board voted unanimously to raise the HOA dues the allowable 10% for 2022:

(\$172.70). Motion made by Carolyn to accept, seconded by Russ and put into the record.

**VII. Adjournment**

Jane Heid adjourned the meeting at 7:00 PM.

Minutes submitted by: Carolyn Kuzniewski

**Annual Members Meeting**  
**October 14, 2021**  
**Woodland Waters Homeowner Association**

**Present:** Jane Heid, President; Russ Coomer; Carolyn Kuzniewski; Sam DeFini; Ed Butler.

Quorum has been met to go forth with the Annual Meeting. Jane, Sam & Carolyn were voted in for another 3-year term for each of them. Meeting was called to order at 6:35 PM. Jane lead everyone in reciting the Pledge of Allegiance.

**Reading of the Minutes**

Minutes from October 8, 2020 were read by Carolyn Kuzniewski; Motion made to accept the minutes by Russ Coomer; seconded by Ed Butler; and approved.

**Financials**

Jane reviewed the budget. Motion to accept by Carolyn Kuzniewski, seconded by Ed Butler, and approved.

**Committee Reports**

**ARC** – 2 new homes, one in Enclave and one on Tooke Shore, 5 roofs, 3 driveways with pavers.

**Common Areas** - Several dead trees will be removed; many broken sprinklers were replaced. The chain link fencing around the tennis court is being repaired, and the small holes and cracks in the tennis courts have been repaired. Lights and cameras are going in at the boat launch.

**Violations** – We've had several deaths in the neighborhood and the houses are being transferred/sold. We are working to get those properties cleaned up. 9 Violations cards have been mailed out.

**New Business**

Board approved the hiring of Vito to put up the Christmas decorations this year.

**Old Business**

Off-duty officers have been working on the ATV issue. No one showed up on ATVs while the off-duty deputies were here this week.

Russ Coomer made a motion to adjourn, Sam DeFini seconded. Meeting was adjourned at 7:36 PM.

**Annual Members Meeting  
October 14, 2021  
Woodland Waters Homeowner Association**

**Executive Election of HOA Officers for the 2021-2022 year; October 21, 2021 at 5:30 PM via Zoom Meeting.**

Board of Directors in attendance: Jane Heid, Russ Coomer, Carolyn Kuzniewski, Sam DeFini, and Ed Butler.

The following officers were approved by all Directors:

Jane Heid – President, Ed Butler – Vice President, Carolyn Kuzniewski – Secretary/Treasurer.

Russ made a motion to adjourn, Sam DeFini seconded. Meeting adjourned 5:40 PM.

# **Woodland Waters Homeowners Association**

## **Monthly Board Meeting Minutes**

11/11/21

### **Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:33 PM. “The Pledge of Allegiance” was recited.

### **Board Members Present**

The following board members were present: Jane Heid, President; Russ Coomer,; Carolyn Kuzniewski, Secretary/Treasurer; Ed Butler Vice-President, Sam DeFinì, Member.

### **Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 9/9/2021. Ed Butler made a motion to accept, Sam DeFinì seconded, and minutes approved.

### **Financials**

Jane Heid read the financials. Russ Coomer made a motion to accept, and Ed Butler seconded. The financials were approved.

### **Committee Reports**

Russ and Jane Heid - Deed Restrictions: 3 homes with issues. 2 are currently working to get homes up to

Carolyn Kuzniewski – ARC: 1 swimming pool; 1 driveway; 2 house repainting, 1 roof, 2 new homes.

Russ Coomer – Common Grounds: Front entrance – Working on getting grounds ready for Christmas decorations. New fountain is coming Monday to replace old non-functioning fountain.

Russ Coomer – Welcome Committee – Nothing due to COVID.

### **Open Issues**

### **New Business**

Christmas lights should be going up right after Thanksgiving.

Discussion: Resurfacing the Tennis Court. Tennis court resurfaced 6 years ago. Russ has the courts ready to play on at present time. Signs to go up regarding “play at your own risk; Association not responsible for injury”.

**Woodland Waters Homeowners Association**  
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11/11/21

**Old Business**

Golf Carts – No ATVs are allowed in Woodland Waters. Golf carts are allowed on public roads as long as they are street legal. Drivers must be licensed.

We need a deed restriction committee to go around and check our HOA homes.

**Adjournment**

Jane Heid adjourned the meeting at 7:49 PM.

Minutes submitted by: Carolyn Kuzniewski

# **Woodland Waters Homeowners Association Monthly Board Meeting Minutes**

12/09/21

## **Call to order**

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:33 PM. “The Pledge of Allegiance” was recited.

## **Board Members Present**

The following board members were present: Jane Heid, President; Russ Coomer, member; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member; Dave Knight, Member.

## **Approval of minutes from last meeting**

Carolyn Kuzniewski read the minutes from 9/09/2021. Ed Butler made a motion to accept, Dave Knight seconded, and minutes approved.

## **Financials**

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Ed Butler seconded. The financials were approved.

## **Committee Reports**

Russ and Jane Heid - Deed Restrictions: Several board members will be going around to look for deed violations.

Carolyn Kuzniewski – ARC: 1 fence, 1 new addition.

Russ Coomer – Common Grounds: Boat ramp area – Working on getting grounds ready for new storage shed. New fountain and Christmas lights look good in front entrance.

Russ Coomer – Welcome Committee – Nothing due to COVID.

# **Woodland Waters Homeowners Association Monthly Board Meeting Minutes**

12/09/21

## **Open Issues**

### **New Business**

We raised the dues 10% this year because we are now paying out more than we are taking in. We have very few non-construct fees coming in any longer, which has kept us in the green for many years.

If you send us a letter, please sign your name to it so we can contact you to address your issues.

Carolyn Kuzniewski reviewed the survey results.

You can get a key to the gates of the common areas by contacting the HOA. Keys are a \$10 deposit, and the \$10 is refunded when the key is returned.

### **Old Business**

We need a deed restriction committee to go around and check our HOA homes.

### **Adjournment**

Jane Heid adjourned the meeting at 7:27 PM.

Minutes submitted by: Carolyn Kuzniewski