

CANCELLED BOARD MEETING
THURSDAY, JANUARY 11, 2023.

THE BOARD IS CANCELLING
OUR BOARD MEETING FOR
JANUARY.

WE WILL HAVE OUR REGULAR
MEETING FOR FEBRUARY ON
FEBRUARY 9TH AT THE CHURCH.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

2/09/23

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.

Board Members Present

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

Approval of minutes

Carolyn Kuzniewski read the minutes from 12/08/2022. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

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

Committee Reports

Russ -Common Areas: Christmas decorations are down. The fountain keeps getting clogged with trash and debris. We need a committee for the Christmas decorations in the entrance.

Ryan Whitelaw has volunteered to chair a committee. Thank you, Ryan.

Ed, Jane, Russ - Deed Restrictions: boats and trailers parked in phases 4 and 5. We have been sending out postcards about deed restrictions. We are no longer doing courtesy calls because we have been yelled at by the tenants. We are now sending out letters.

Carolyn Kuzniewski – ARC: 1 roof, 1 solar panel, 3 repaint

Open Issues

New Business

Change the deed restrictions of phases 1 and 2 so we can raise the HOA fees above \$200.

We are moving to change our HOA lawyer to Paul Nessler, who actually wrote our documents. He is already the Enclave's lawyer, so he can also be a liaison between the boards in case of any issues. He charges per diem.

Carolyn Kuzniewski made a motion to accept Paul Nessler as the WWHOA attorney. Russ Coomer seconded, and the motion passed.

Jim Silvera has volunteered to chair the fining committee. Henry Roman has volunteered to be on the committee. We need one more person.

Glen Lakes is offering Woodland Waters residents a discounted rate to join. The Cocktail Hour at Glen Lakes to introduce Woodland Waters to their country club will be rescheduled. Emails will be sent out and the information will be posted on our community bulletin board.

Ed Butler is contacting Sheriff Nienhaus about issues arising that are a police matter, such as barking dogs. We have two deputies that will be community liaisons. The sheriff's office is starting a new program to curtail the ATV issues in the surrounding area.

Old Business

Bernie on vacates: legal returned them all and said they were not accepted. Zoning said we only needed to put the first person on each deed on the application. Legal wants all owners. The word "buffer" needs to be changed to "easement." And all of the forms changed in January. All of the packages are back in zoning. We are now waiting again for zoning. Hopefully all will be finished in the next two months.

Adjournment

Jane Heid adjourned the meeting at 7:42 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

3/09/23

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.

Board Members Present

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

Approval of minutes

Carolyn Kuzniewski read the minutes from 2/09/2023. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Todd requested that we change banks. Currently the money market is paying .01%. The board will look into changing banks and some legal mandates about how much money a non-profit can earn on interest annually. Carolyn Kuzniewski made a motion to accept, and Russ Coomer seconded. The financials were approved.

Committee Reports

Russ - Common Areas - . The well pump in front is not working properly. The sprinkler guy is coming to fix it. We have several trees that need to be removed and the stumps ground in the boat launch area. Russ is trying to negotiate with the neighbor to be able to come on her property to remove the trees. The handicap concrete parking pad at the tennis courts is badly damaged and needs to be removed. We will look into how best to legally replace it. We are getting bids for a new landscape company because Bossman retired. We also need a new pest control company.

Ed - Deed Restrictions: Ed is now chair of the deed violation committee. Violation letters for this month have gone out.

Carolyn Kuzniewski – ARC: 1 roof, 1 shed replacement, 1 garage addition.

Open Issues

New Business

Planning and zoning will hear variance arguments from Lake Hideaway on Monday, March 13. There is a lift station proposed on Blank Street near Woodland Waters.

There were threats with a gun in the neighborhood recently. This was a resident with mental issues. The sheriff says he is not a threat and is not a concern.

Old Business

Bernie on vacates: We are on the agenda for the March 14 Hernando County Board of County Commissioners meeting.

Change the deed restrictions of phases 1 and 2 so we can raise the HOA fees to above \$200 at some point.

Glen Lakes is offering Woodland Waters residents a discounted rate to join. The Cocktail Hour at Glen Lakes to introduce Woodland Waters to their country club will be March 15 at 5:30 PM. Emails were sent out and the information will be posted on our community bulletin board.

Barbara Monarch is pursuing the SWFTMD avenue to deal with the ATV riders around Tooke Lake. She has a petition for all concerned residents to sign.

Adjournment

Jane Heid adjourned the meeting at 7:40 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

4/13/23

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.

Board Members Present

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

Approval of minutes

Carolyn Kuzniewski read the minutes from 2/09/2023. Ed Butler made a motion to accept, Sam DeFini seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Todd noted that the electric bill, which was placed in the wrong mailbox, was not paid in February but was picked up in March. Carolyn Kuzniewski made a motion to change from a debit card to a credit card, and Ed Butler seconded. The motion was unanimously approved. Carolyn Kuzniewski made a motion to accept the financials, and Sam DeFini seconded. The financials were approved.

Committee Reports

Russ - Common Areas - 12 trees were removed from the boat launch area and 2 from the entrance with the stumps ground. The well pump in front needs a new base. The current base is wood and has rotted. The plan is to replace it with metal. We have a new gardener. He was a former worker of Bossman. We are looking into replacing the lettering on our sign, which has aged and is no longer getting clean. Russ has called for estimates about the broken handicap parking pad. Hopefully we can have it leveled.

Ed - Deed Restrictions: We now have three people for the fining committee and possibly 4. The lawyer is going over the fining committee paperwork to establish the fines. Maria Shelby and Maria Palmero did the deed restrictions. Courtesy letters for this month have gone out about the lawn issues due to the quantity of violations.

Carolyn Kuzniewski – ARC: 4 new roofs, 3 fences.

Open Issues

New Business

Letter from SRF Leasing. They have bought 2 homes in Woodland Waters and are now doing rental purchase on homes. The lawyer is looking into the Florida HOA statutes about limiting the percentage of rentals in the neighborhood.

Old Business

Hernando Schools has decided to rezone the whole district. Jeannie Galbo and Mary Mazzucco are on the committee. Henry Roman and 1 other resident are also on the committee.

We will be having vacancies on our HOA board in October. Anyone wishing to join the board please contact one of the current board members.

Bernie on vacates: At the March 14 Hernando County Board of County Commissioners meeting the commissioners voted to close all of our stubouts. We are now secure.

Adjournment

Jane Heid adjourned the meeting at 7:41 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

5/11/23

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.

Board Members Present

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

Approval of minutes

Carolyn Kuzniewski read the minutes from 4/13/2023. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Todd noted that we have one outstanding HOA fee to collect. Carolyn Kuzniewski made a motion to accept the financials, and Russ Coomer seconded. The financials were approved.

Committee Reports

Russ - Life Enhancement Committee - Seven shrubs were replaced in the front entrance. We need new wood and bolts in the well house. The irrigation system is working well as long as no one drives on it. The front entrance is looking raggedy but Russ is having trouble getting someone to repair it. We could possibly use granite, manufactured marble (epoxy) or some other material.

Ed - Deed Restrictions: Mostly yards right now. There's a lot of dead grass and weeds in the lawn. The cards went out. Ed has also helped a few people get their sprinklers going.

Carolyn Kuzniewski – ARC: 3 new roofs, 2 fences, 1 shed.

Open Issues

New Business

We have been working on updating the Woodlandwaters.org website.

Old Business

We will be having vacancies on our HOA board in October. Anyone wishing to join the board please contact one of the current board members.

The property appraiser has updated the property lines to reflect the vacated stubouts.

Adjournment

Jane Heid adjourned the meeting at 7:25 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

6/08/23

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:27 PM. "The Pledge of Allegiance" was recited.

Board Members Present

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

Approval of minutes

Carolyn Kuzniewski read the minutes from 5/11/2023. Russ Coomer made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Todd noted that we still have one outstanding HOA fee to collect. Electric bills are back to normal after a missed payment. Carolyn Kuzniewski made a motion to have board officers have access to the safety deposit box, any credit cards, and the checking and savings accounts. Dave Knight seconded, Approval was unanimous. Todd Kennedy, Jane Heid, and Ed Butler will be the authorized officers. Ed Butler made a motion to accept the financials, and Carolyn Kuzniewski seconded. The financials were approved.

Committee Reports

Russ - Life Enhancement Committee - The fountain in the front isn't working. Russ is trying to get the company to honor the warranty. Meanwhile, he'll be putting the old one back in in order to aerate the water. Russ will be placing more fountains in the south pond to keep the water circulating. Russ, Phil, Dave Joleff, John Palmero, and Ed worked for two days getting the Woodland Waters entrance sign cleaned. We could possibly use granite, manufactured marble (epoxy) or some other material to replace some of the damaged tiles. We have two tile samples here tonight for everyone to look at. Russ is not going to refinish the tennis/pickleball court at this time.

Ed - Deed Restrictions: Ed received a positive response from the deed violation letters. The next round of cards have gone out. We have one final letter going out.

Carolyn Kuzniewski – ARC: 2 new roofs, 1 fence, 1 repaint.

Open Issues

New Business

Deputy James Dean of the Hernando County Sheriff's Office spoke to everyone about the ongoing ATV issues as well as some car burglaries and traffic issues.

ATVs on Roadways

The Hernando county board of commissioners has opted out on the state law allowing ATVs on any roadway. This includes both paved and unpaved public roads. It is now illegal for any ATV to be driving on any public road, any right of way, any utility easement, or any private property that is owned by someone who has not given permission to the person driving the ATV. At this point, the only place ATVs are allowed are in the Croom area unless a person is riding on their own property. ATVs have never been allowed in Tooke Lake. The sheriffs office is no longer giving out warnings. They are now writing citations. Deputy Dean personally wrote several citations last weekend. All of the property that abuts both 19 and Tooke Lake now has trespass warnings, as well as the property around Whitehurst Pond. The powerlines, which are owned by Duke energy, have trespass warnings as well.

Problems with Enforcement

There are several problems with enforcement of the traffic laws. The biggest problem is a shortage of deputies. At any given time, there are only two assigned to our area, which is several miles up and down 19. In order to make sure that a deputy response to your call about ATVs, request a call back. Otherwise, the deputy may just ride by and then clear the complaint. The best way to get more attention to this problem is to call the sheriffs office when you see or hear any ATVs or other off-road motor vehicles, boats, JetSkis, etc. in an area where they are not allowed.

Another problem is the mentality that being able to drive an ATV on roadways or on undeveloped property is a right. This makes it very difficult to change behavior.

Also, the fines are relatively low. It is a \$50 first fine for trespassing and a \$168 fine for an ATV on a public roadway. The fines do increase for repeat offenders, with the fourth offense, a mandatory court appearance.

Finally, deputies are not allowed to give chase for an offense, such as trespass or operating an ATV on a public road for safety reasons.

Golf Carts on Roadways

Golf carts are illegal on county roads, which includes all of the roads in Woodland Waters, except for the enclave, unless the golf cart is tagged, insured, and inspected with safety features and lights, the same as a car. This can cost several thousand dollars.

Vehicle Burglaries

Multiple vehicle burglaries happened in our neighborhood a few months ago. Please lock your cars and remove valuables and weapons. Do not leave an unlocked car in your driveway with a garage remote inside.

Speeding in the Neighborhood

Speeding is an ongoing issue all over the county. Carolyn Kuzniewski requested that the spy, cam speed detector be placed somewhere in Woodland Waters. Deputy Dean will arrange for this with the traffic unit and email Ed Butler with the results. This will give us information on how much speeding is going on and will be helpful in getting us some traffic enforcement in the area.

Old Business

Adjournment

Jane Heid adjourned the meeting at 8:16 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association
Monthly Board Meeting Minutes
07/13/23

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.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, Member; Ed Butler, Vice-President; Todd Kennedy, Treasurer; Dave Knight, Member. Carolyn Kuzniewski, Secretary was absent.

Approval of minutes from last meeting

Jane Heid read the minutes from 06/08/2023. Todd Kennedy made a motion to accept, Ed Butler seconded, and minutes were approved and put into record.

Financials

Todd Kennedy read the financials. A discussion ensued about estoppels and how they work. Todd brought up the idea of changing our fiscal year to be from October 1st and ending on September 29th each year to eliminate the difference on the P& L since a lot of our members pay their Annual Dues in December. After discussion, he asked the Board for a vote on the matter. The Board voted unanimously to change the fiscal year as Todd suggested. Jane Heid stated that we have applied for credit cards for Jane, Ed & Todd and now have a lockbox. Jane Heid stated that since the authorization and vote to allow Russ Commer to have a credit card was not specifically included in the minutes for last month, the bank officer asked for an amendment to last month's minutes with an approval & vote at this month's meeting. Jane, Ed, David, & Todd all agreed and voted unanimously to allow Russ as an HOA credit card user. Ed Butler made a motion to accept the financials & confirm the Board vote for adding Russ as a credit card user. David Knight seconded. Financials and votes are now entered into the record.

Committee Reports

Ed Butler - Deed Restrictions: Out of 8 dead pine tree violations, 5 have been taken care of. When the Violations Committee sends out the violation card, most people comply and take care of the violation. Ed needs help on the Violations Committee as one of the people helping is now an officer on the Enclave Board and the other has been unavailable. So, if anyone would like to help with Violations, please let Ed know.

Ed Butler gave the ARC Report as Carolyn Kuzniewski was absent - there were 4 re-roofs.

Russ Comer - Common Grounds: Boat ramp area - Working on the lock as it was broken again. Front Entrance: replaced South Pond fountain and took 10 yards of muck out of pond; took fish to other pond and is still working on the lights. Dave said he would contact the county for more free fish for the ponds to help with mosquitoes.

Russ ran new lines to the pumps and is looking for someone to trim bushes along the Blvd. He is having 5 pine trees taken out. The concrete slab in the tennis area should be completed by August 31. Todd said that he checked and according to the ADA, we are good to put rubber mulch down for the handicap area as there are no specific rules regarding this.

Old Business

Ed Butler gave the update on the speeding monitor the Sheriff's Dept had installed: In one week there were 11822 vehicles that passed through Woodland Waters Blvd. 78% were driving over 30 mph with an average speed of 34 mph; 15% were speeding in excess of 40 mph.

Ed Butler & Jim Silvera are finishing the final details to the Fining Committee with the HOA attorney's guidance.

New Business

Dave mentioned the trailer park on US19 just outside Woodland Waters with the broken-down fence and 3 huge mattresses laying by the downed fence. He said we all should call the county and complain how atrocious it looks.

Discussion of "Next Door Neighbor" and the false postings of late. Jim Silvera stated that you have to watch how subjects are posted and not to believe everything that is posted.

Discussion of cardboard garage sale signs and roof cleaning signs that were posted throughout the streets lately. These signs look awful and will be taken down.

Jane informed everyone that Sam DeFini had resigned from the Board after our last meeting. We want to thank Sam for the time he served our community. She said that the Board was filling that position with Bernie Embden as he had volunteered to be on the Board several months ago when he was working on the Vacates. She then called for a vote to install Bernie to the Board and the vote was unanimous with everyone on the Board voting 'Yes'. Bernie was then welcomed to the Board.

Bernie stated that Phase 6 now has a new Board and a new Facebook page.

Adjournment

Jane adjourned the meeting at 7:37 PM.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

8/10/23

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.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President; Todd Kennedy, Treasurer; Russ Coomer, Member; Bernie Embden, Member, Absent: Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 7/13/2023. Russ Coomer made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Todd noted that he was able to get the financials from October to September without having to change the historic annual dates. Carolyn made a motion to return to the historic fiscal year and change the date on the homeowners invoices to being due on January 31 with a mailing date of January 1. Ed Butler seconded and the motion passed unanimously. We are coming in at or under budget for this year barring catastrophe. Ed made a motion to accept the financials. Russ Coomer seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - Our pine trees are dying rapidly. The fountain needs fixing again. Russ will be making new letters for our Woodland Waters sign. He is also replacing the lights in the front. Russ asked for help with trimming the shrubs in the front. Todd has been cleaning up along the boulevard as he is bicycling.

Ed - Deed Restrictions: Things are looking a lot better. Dead palm fronds and weeds are the biggest issue. We are still waiting on the lawyer to finalize the fining committee rules.

Carolyn Kuzniewski – ARC: 2 new fences, 1 new home, and one new solar panels. Ryan Whitelaw is joining the committee.

Open Issues

New Business

Old Business

Adjournment Jane Heid adjourned the meeting at 7:31 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

9/14/23

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.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President; Todd Kennedy, Treasurer; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 8/10/2023. Todd Kennedy made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Russ Coomer made a motion to accept the financials. Carolyn Kuzniewski seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - The fountain should be fixed soon. Russ will be making new letters for our Woodland Waters sign. We have several sprinklers broken again, some of them from the bus turning around. Cars waiting for the bus are also parking on the grass at the side of the road. Russ and Todd trimmed the shrubs in the front.

Ed - Deed Restrictions: Lawns are looking a lot better. Weeds are the biggest issue. We are close to the lawyer finalizing the fining committee rules. There are a lot of houses without numbers in the community. This is a county violation.

Bernie - Fining Committee: First violation gives 30 days and is a warning letter. The second letter is a violation letter and also gives 30 days. After that the board will vote on a fine. If the board votes to fine, the homeowners have 14 days to appeal the fine to the Fining committee. If the fining committee upholds the fine, the homeowner will have 5 days to pay. If the fine is not paid, it goes to the lawyer.

Carolyn Kuzniewski – ARC: 2 new fences, 2 repaints, and 2 roofs.

Open Issues
New Business

There was a discussion about trying to streamline the documents to have one universal set of deed restrictions. Jane said that the issue was addressed six and a half years ago and was shot down. Carolyn Kuzniewski suggested that a committee be formed to look into it again. There were no volunteers.

The ballots have been sent out for the annual meeting and should be arriving at homes by the end of the week.

Old Business

Adjournment Jane Heid adjourned the meeting at 7:31 PM.
Minutes submitted by: Carolyn Kuzniewski

Annual Members Meeting

October 12, 2023

Woodland Waters Homeowner Association

Present: Jane Heid, President; Ed Butler, Vice President; Todd Kennedy, Treasurer; David Knight, Director; Bernard Embden, Director.

Absent: Carolyn Kuzniewski, Secretary; Russ Coomer, Director.

Quorum: Todd & Bernie counted the ballots and determined that we had a quorum.

Reading of the Minutes: Minutes from October 13, 2022 were read by Ed Butler; Motion made to accept the minutes by Dave Knight; seconded by Todd; and approved.

Financials: Todd reviewed the financial budget and discussed expenses and income to date. Motion to accept the minutes by Ed Butler; seconded by Bernie Embden and approved.

Committee Reports:

Deed Violations: Ed Butler: 24 Deed Violations, The usual boats, campers, lawns, dead trees, and general maintenance. Discussion on whether it is different members or the same people. There are the same 5-8 people that need to be contacted each month.

Bernie explained that we are writing certified letters after the initial courtesy card contact, then a choice to have a Board review, and then on to the Fining committee procedure depending on how the member wants to pursue the violation.

Again, it was requested that each property owner have their house numbers installed on the front of the house. This not only helps the Board, but also the Emergency, Fire and 911 services to find you. This is a Woodland Waters restriction, and it is also a state & county ordinance.

ARC: No ARC report this month.

Common Areas: Bernie gave the report for Russ. He thanked Phil & Dave for consistently helping Russ with all the projects in Woodland Waters. Russ keeps Woodland Waters working like a fine oiled machine. The guys are experienced, work hard and have awesome knowledge. This past month they rewired the front entrance & installed a new pump. The front entrance fountain looks great with a very high spray. Good job guys !

Tennis Court: Bernie & Todd inspected the area: 2 mulch mounds have been spread thanks to James Woolston, member. He worked with Russ leveling the mulch from pine trees we had taken out. The rotten fence rail that was in the weeds will be taken to the dump. There is a tree

root causing damage to the tennis court. Russ will cut the root out when he gets back from Michigan. He will also make repairs to the tennis court.

Boat Launch area: We had to have a survey of the area due to the sale of the property West of the boat launch area. We are extending the fence 10 feet according to the survey.

New Business: GlenLakes has invited Woodland Waters once again to their Halloween party.

Woodland Waters can gain access to their Club by telling the guard at the guard shack that you are a resident of Woodland Waters. GlenLakes has an awesome menu with great food. Give it a try and if you want to join their Social Club, contact Jane and she will make sure you have the current information.

General Discussion: Speeding on the Boulevard: After the speeding box installed by the Sheriff's Dept., we received a report and there will be no follow-up by deputy patrol cars. Although there are members speeding in excess of 10 MPH, it is not enough to warrant additional patrol cars. Calming devices were discussed but the liability to the community would not warrant placing them on the Boulevard. We also have county roads and the cost of maintaining the roads would be excessive.

In the past, we had hired off-duty deputies to try and do something about the ATV issue we have in Woodland Waters. After 4 weeks, we had to abandon the idea as no one was seen when the deputies were in Woodland Waters.

Ed Butler made a motion to adjourn, Dave Knight seconded. Meeting adjourned at 7:40 PM.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

11/09/23

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.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President; Todd Kennedy, Treasurer; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 8/10/2023. Todd Kennedy made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Bernie Embden made a motion to accept the financials. Russ Coomer seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - Russ thanked Ryan and Dillon Whitelaw for volunteering to put up the Christmas lights this year. We need volunteers to help them with this task. Jane will send out an email to seek help.

Russ will clean the fountain out again. It seems to be working well.

Russ will be fixing the cracks in the tennis court again. More mulch is being ordered. Some of the dead shrubs in the front will be removed.

Ed - Deed Restrictions: Usually it's the same people with violations. There has been a problem with people leaving RVs in the driveway. We need to ask our lawyer about what to do with this issue.

Bernie - Fining Committee: Jim is the chairperson of the committee. He will have two other homeowners as primary members and two as alternates.

Carolyn Kuzniewski – ARC: 1 shed, 1 covering a private garden, 2 repaints, and 2 roofs.

Open Issues

New Business

Old Business

Lake Hideaway is starting to clear property along the back of Warm Wind Way. A stop order was put in place, but the workers were back the next day. Code enforcement was called out today. There is a Lake Hideaway meeting Friday, November 17.

Adjournment

Jane Heid adjourned the meeting at 7:17 PM.
Minutes submitted by: Carolyn Kuzniewski

Woodland Waters HOA Officer elections, November 9, 2023.

The Woodland Waters Board unanimously voted to keep the officers in their positions.

That being Jane Heid, President, Ed Butler, Vice President, Carolyn Kuzniewski, Secretary and Todd Kennedy, Treasurer. All officers accepted the positions. Officer meeting adjourned.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

12/14/23

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.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Todd Kennedy, Treasurer; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 11/09/2023. Dave Knight made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Carolyn Kuzniewski made a motion to accept the financials. Russ Coomer seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - Everything has been trimmed, We were not having the grass mowed due to the electrical wires from the Christmas lights. The tennis courts have been busy. Russ is continuing to work on the courts.

Carolyn Kuzniewski – ARC: 1 addition, 1 garage, and 4 roofs.

Ed - Deed Violations: We had 5 violations this month. Most of them are lawns and weeds. Boats and RVs are another issue.

Bernie - Fining Committee: We are making headway on moving towards fining persistent offenders. Mary Mazzuco is one of the primary committee members and Jim is waiting for a response from two other people. Jim requests that we set up a fining schedule for the different violations.

Open Issues

New Business

Old Business

People are continuing to park in the no parking zone in front of the enclave. Dave Knight suggested that we request putting yellow markers there in order to prevent people from parking there.

There is a meeting scheduled for next week with the Lake Hideaway project managers, some of whom are in charge of the logging going on along our perimeter. It will be held at Mary Mazzuco's home in her conference room.

Adjournment

Jane Heid adjourned the meeting at 7:29 PM.

Minutes submitted by: Carolyn Kuzniewski