

On February 6, 2025 a meeting of the Willow Lake HOA was held at West Lake County Club following the Association's Annual Meeting at approximately 7:45 pm.

In attendance was board members Michael Carrigan, Jonathan Crawford, Michael Crawford, Joe Casella, Kit Rogers and Derek Colligan. In his absence David Slabodnick appointed Michael Carrigan his proxy.

A motion was made by Kit Rogers and seconded by Joe Casella to approve board minutes from meetings held on September 10, 2024 and December 4, 2024 and to confirm the email board member approvals for payments of hurricane related clean up expenses. All approved.

Considering the pending resignation of Jonathan Crawford, Vice President and the resignation of Diane Linette, Secretary, the board discussed and redistributed individual board responsibilities and positions. (See attached revised board responsibilities and positions.) The board also considered Ben Richardson becoming a board member and board succession. After discussion the following decisions were made:

- A motion was made by Michael Carrigan and seconded by Kit Rogers to nominate Derek Colligan to the position of Vice President. The motion was passed.
- A motion was made by Michael Carrigan and seconded by Kit Rogers to nominate David Slabodnick to the position of Secretary. The motion was approved.
- A Motion was made by Kit Rogers and seconded by Michael Carrigan to nominate Ben Richardson as a member of the board of directors responsible for the Associations website and Tech related matters. The motion was approved.
- In an effort to maintain continuity of the board over time it was decided to search out one-two homeowners interested in assisting the board and eventually becoming board members. Those individuals, although non-voting, will be invited to board meetings and encouraged to participate in board matters. If a board vacancy occurs prior to the next election, those individuals could flawlessly fill the vacancy or be prepared to run for office in 2026.

Michael Crawford updated the board on collection efforts for the January 2025 dues invoices. Currently there are 9 homeowners that have not paid. One is a chronic delinquent and a lien has been placed on their property. The remaining homeowners have been sent reminders and are expected to pay. However, if payment is not received the collection policy posted on the website will be exercised.

The board also discussed the common area along Fury's Ferry Road. It was decided to delay any further expenditures. We will take a wait and see approach to see what further clean up the County and/or the State will do in relation to the final completion of the road. Further, more information is needed on the environmental complications related to the stream running through the area. The common area will be revisited upon completion of the road.

The board briefly discussed a homeowner's complaint regarding fire works on New Year's eve. It was decided this is not a board matter and any issues should be handled by the county.

The meeting was concluded at approximately 8:30 pm.

Respectfully submitted, Michael Carrigan, president