

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

December 8, 2005

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on December 8, 2005 at 6:30 p.m. The President, Norm Hatch, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present.

The President called the meeting to order and the reading of the minutes of the November 10, 2005 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Ambrose Tricoli to approve the minutes which was seconded by Elsie Kempsey and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The President then directed the Treasurer to review the month of November Financial Report ending November 30, 2005 which is attached as Exhibit "A". He further stated that we have an overage of approximately \$30,000.00. The Association has opened a money market account and has deposited \$5,000 which is to be used in the event of a property loss. Elsie Kempsey made a motion to approve the Financial Statement and Denise Jolliffe seconded the motion. The motion carried.

The President requested that the Nominating Committee make their report to the Board. Karen Tricoli made the report and indicated that we have two vacancies and she had two nominees that she would like to present to the Board. Phil Badrian, who is one of the nominees, requested that the Board wait one month before interviewing him. since he may be taking a job that will require some traveling. Ms. Tricoli introduced Tom Schaffer to the Board and the Board asked Mr. Schaffer a couple of questions. Norm Hatch discussed that the vacancy that Mr. Schaffer was filling was due to the resignation of Al Rabbat whose term was for three years and would expire in November of 2007. Ambrose Tricoli made a motion to accept Tom Schaffer as a director and Denise Jolliffe seconded the motion. The motion was carried.

The President then reiterated the terms of the directors. Denise Jolliffe and Ambrose tricoli were just elected and their three year term will expire in November, 2008. Elsie Kempsey was elected by the Board in May, 2005 which was added as a seventh position and would complete a three year term expiring November, 2007. Eldon Ward was elected in November, 2004 and his term would expire in November, 2007. Norm Hatch was elected by the Board in May, 2005 to replace Walter Viverios whose term expires November, 2006. There is still one vacancy on the Board which was caused by the resignation of Thomas Richards will would expire in November, 2006.

Fred Strotjohann of the Architectural Review Committee was asked to give the Board his report. He stated that we approved one home in the Enclave and one shed on Warm Wind Way. The Board asked Mr. Strotjohann if we had a person who supervised the deed restriction violations. Fred said it is not that Committee's obligation and after discussion, we asked that both the Architectural Review Committee and the Lifestyles Enhancement Committee to talk about this. It is possible that another Committee may have to be formed for this specific purpose.

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. He stated that the Holiday Party was a great success. We had approximately 50 – 60 people and we would like to make this an annual event. He continued that the trees in the tennis court have been removed along with the stumps. Mr. Jolliffe will temporarily fix the holes caused by the tree roots. Lifestyles Enhancement Committee next meeting will be on January 17, 2006. Mr. Jolliffe also stated that he would like the Board to approve

the contract for lawn maintenance that was submitted by Monda's Groundskeepers. We have used them in the last month and everyone is satisfied. There was a discussion that Lawn Ranger's, who is a company that will be doing the fertilizing, that their contract be signed also. They will fertilize four times a year (the tennis courts and the picnic area twice a year) for a sum of \$2,100 a year. Ambrose Tricoli made a motion to accept the contract of Monda's Groundskeepers dated December 8, 2006 in the amount of \$24,300 and the contract for Lawn Rangers in the amount of \$2,100. Eldon Ward seconded the motion. The motion carried.

Norm Hatch gave the report for the Communications Committee. He stated that the next newsletter should be out by late December. He will address the proposed rezoning of the front entrance in that newsletter.

Elsie Kempsey gave the report for the Welcome Committee. She advised the Board that she had obtained informational brochures from the Hernando Chamber of Commerce and that is what she would like to hand out, along with extending a warm welcome to our new members.

There was a discussion regarding Paul Nessler, who is presently our attorney. Due to the lack of Mr. Nessler's response to us in the past, Ambrose Tricoli volunteered to look into possibly replacing Mr. Nessler as the Association's attorney.

There was discussion about the utilization of the common areas. There was a complaint by a member that a certain group was holding a garage sale at the boat ramp and there were several cars parked in that area. Mr. Hatch read a section from the deed restrictions regarding this issue. The deed restrictions and covenants of Article II, Section V states "...the Association shall at all times operate, supervise, control and manage the common area and any income producing activities that may be established or permitted to operate in the common area", the Association in its sole discretion shall determine all activities and programs to be carried out in the common area and shall supply the necessary personnel required thereof as it determines in its sole discretion...". It does not say it cannot occur but that the Association needs to approve it. Someone from the Board must supervise the event. In the future, any events such as this must be approved prior to the event by the Board.

The Board advised that there is a proposed rezoning request and there is a meeting of the Planning & Zoning Committee on Monday, December 12, 2005 and the Board urges the members to attend and/or send letters. Eldon Ward and Elsie Kempsey notified the Board that they will attend and represent the Board at the meeting. Mr. Hatch will draft a letter on behalf of the Board that we will present to the Planning & Zoning Committee at the December 12, 2005 meeting. Mr. Ward described the rezoning application and Mr. Hatch read the staff recommendation. Mr. Ward said that the application states they are attempting to rezone portions of Woodland Waters Boulevard to commercial and office professional with a reduction in setbacks. If this passes Planning & Zoning, the County Commission meeting is January 11, 2006. Mr. Hatch will also put an article in the newsletter regarding the outcome of this meeting.

There was a discussion regarding a letter dated September 19, 2005 (attached hereto as Exhibit "B") which was distributed to members wherein Mr. Hedick announced that "...Effective immediately, each one of my personal listings that successfully closes in Woodland Waters or the Enclave we (Tom and Brenda) will donate \$250.00 to the association in which the home is located. The money will be paid directly to the association(s) and used at their sole discretion. This is a small way of giving back to a place we now know as home. "And there's no place like home"." After discussion, the Board felt that Mr. Hedick is a member and we cannot accept his donation as in fact we are endorsing his business. Mr. Hatch will write a letter to Mr. Hedick that as an independent association, it is not appropriate to accept money from any member without some other consideration in exchange. However, if he wishes to purchase advertising space in our newsletter, we would more than welcome it.

Minutes  
December 8, 2005

Eldon Ward asked the Board for approval of the web-site for the Association. He had obtained bids in the past and suggested that we hire Kaleo Video Productions, Inc. After discussion by the Board, Eldon Ward made a motion to accept the proposal from Kaleo Video Productions, Inc. to produce and maintain the web-site in the amount of \$954.40. Ambrose Tricoli seconded the motion. The motion carried.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 8:15 p.m.

Approved:

---

Elsie Kempsey, Secretary

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

November 10, 2005

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on November 10, 2005 at 5:30 p.m. The President, Norm Hatch, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present.

The President called the meeting to order and the reading of the minutes of the October 17, 2005 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Eldon Ward to approve the minutes which was seconded by Ambrose Tricoli and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The President then directed the Treasurer to review the month of October Financial Report ending October 31, 2005 which is attached as Exhibit "A". He further stated that we have an overage of approximately \$25,000.00 which we hope to do some improvements to the community. Ambrose Tricoli made a motion to approve the Financial Statement and Elsie Kempsey seconded the motion. The motion carried.

There was a question from the floor regarding what is the Beautification Committee and Norm Hatch gave a brief description of it and said we would go into more detail after that Committee gives their report.

There was a discussion regarding when the assessment letters are mailed and it was decided that by late November or early December they should be mailed as the assessment is due by January 31, 2006 and we will state the portion pertinent to the penalty in Article XI of the By-Laws in the letter. The Board will research filing the liens on our own without the attorney.

The President brought up the discussion that at the last meeting that there was a question brought up by one of the members regarding the authority of the committees to make changes, particularly the Beautification Committee regarding the front waterfall painting. It was decided that the Beautification Committee did an excellent job and we do not have staining now. We just asked that the Committees bring to the Board their plans and if possible, give the Board a report prior to the meeting and if the Committee has any questions, they should come before the Board.

Fred Strotjohann of the Architectural Review Committee was asked to give the Board his report. He stated that the Enclave has two homes going up which he does not have the completed drawings yet. One is going up by Panda and they submitted the plans and their set-back was only 30 feet instead of 50 feet. There is another building going up on Warm Wind Way but Fred has not been able to contact them as yet. There was a question what are we doing about the violation and Fred said he gave them a ten day notice. We would then go to the County and put a stop notice on it. A question came up about the boat located on Woodland Waters Blvd. and Fred said he had spoken to the homeowner who is having work done and the boat will be put in the back within 7 to 9 days. We just gave a run down regarding a situation that we took to mediation with a property in the Enclave which did not have sod up to the road which is a deed restriction violation. We gave numerous notices to the homeowner and we put it in the hands of our attorney and Florida Statute requires mandatory mediation. When the homeowner received the mediation notice, they made a reasonable attempt to comply prior to the mediation and we postponed the mediation. Since it was within seven days we had to pay a cancellation fee which the homeowner agreed to split with

us, as well as the mediation application fee which caused us a total of \$1,110 and the homeowner has paid \$400 to offset it. It was also discussed that they did not have a sprinkler system in a particular area and Norm Hatch agreed to give him a call to see what his intention is so that he does not have another deed violation.

The Safety & Beautification Committee gave their report. Dave Jolliffe is the new Chairperson. It was noted that the fountain is now in working order. Mr. Jolliffe reported on the Fall clean-up and there were at least 30 people who turned up. They replaced the handrails on the boat dock; they worked on the front entrance trimming trees and digging ditches for the new pump; and picked up trash. They went to the tennis courts and removed the swing set from the park which was rotted and was a safety hazard. They were removed and carted off to the dump as well as the cedar bench. They had a picnic lunch after the clean-up. The fountain works from 6:00 a.m. to 7:00 p.m. Mr. Jolliffe announced that the Committee will purchase 10 – 14 sets of netting lights for holiday decorations as well as poinsettia flowers in the center divide area by the flag. There was discussion about the lawn maintenance. Eldon Ward has a company, Monda's Groundskeepers, on a 30 day trial period and who we are very satisfied with at this time. They will maintain the sprinklerheads as well as mow the State right-of-way on 19 in front of the entrance. The prior company when questioned about their service essentially walked off the job. Eldon Ward and Ambrose Tricoli are working on a contract with this company. We are still looking to have a separate company do the fertilizing and maintenance of the pond. We will still attempt to obtain another bid regarding the mowing and the sprinkler system. There was a discussion that we are still watering the developer's property and we decided it would be better if we continued to do so. There was mention that Mr. Swartzel's sign is in disrepair. Another discussion came up regarding the sign we have a Tooke Shore and Ramble and that the County has told us it is in their right-of-way. Eldon Ward will speak to the Code Enforcement and discuss it and if it needs to be removed, Ambrose Tricoli has volunteered to remove it. The discussion continued regarding the tennis court area where repair is needed. We had asked a civil engineer to give his opinion for repairing it and it was noted that the special asphalt was only 2" thick and the other end there are cracks and holes. This is being caused by three trees where their roots are lifting the court. Mr. Jolliffe would like Board approval to remove these trees so the roots will not cause any more damage. We are looking at thousands of dollars to repair the tennis courts. He also noted that because the acorns from those trees are falling on the tennis courts causing a safety hazard for someone playing on the courts. There was a motion by Denise Jolliffe to request a bid to have the three trees removed and the stumps grinded by the contractor who we have used in the past, and the motion was seconded by Eldon Ward. The motion carried. There was another issue from Mr. Jolliffe that he would like to change the name of the Safety & Beautification Committee to Lifestyles Enhancement Committee as it more completely describes the use of this Committee. A motion was made by Ambrose Tricoli to change the name to Lifestyles Enhancement Committee, and Denise Jolliffe seconded the motion. The motion carried.

There was a question from the President if we were going to have a holiday party. After discussion, it was suggested that we hold it on Saturday, December 3, 2005 between 12 – 3 p.m. at the picnic area since it is a bit late in the season to find a place. The Committee will supply paper goods and a ham and turkey. The members would be asked to bring a covered dish along with their beverages. There was discussion that we should have a Welcome Committee to welcome our new members into the community providing them with the By-Laws and deed restrictions. We suggested we would discuss it at the next meeting.

Denise Jolliffe from the Nominating Committee gave a report on that Committee. She noted that there are presently two candidates and another person that would be interviewed by the Nominating Committee. They will present the resumes to the Board at the December meeting. It was discussed that the Nominating Committee was formed to interview nominees for the Annual Meeting change, as well as vacancies caused during the year.

The Board discussed the Gated Community Committee and it was the census of the Board that we would never have the necessary votes to accomplish this endeavor and there were too many obstacles. We mentioned that the Lifestyles Enhancement Committee might want to look into the possibility of the

Page 3  
Minutes  
November 10, 2005

County putting in sidewalks on Woodland Waters Boulevard. Elsie Kempsey made a motion to abandon the Gated Community Committee; and Denise Jolliffe seconded the motion. The motion carried.

Norm Hatch made the report on the Communications Committee which circulates the newsletter. He stated that the printing cost was \$319.04 for the newsletter and we received advertising revenue of \$158 so the net cost was \$161.04 to the community. We asked that the newsletter include the Homeowner's Association phone number in the newsletter.

There was discussion that the time of the directors meeting will be changed from 5:30 to 6:30 p.m. to be held at the Christian Church in the Wildwood effective at the December, 2005 meeting. The Enclave was good enough to move their meeting to another night; thereby allowing us to move the time. There was a motion from Norm Hatch and seconded by Denise Jolliffe. The motion carried.

There was discussion on association dues and delinquencies. There are still three properties that Eldon Ward announced are delinquent and there will be a lien put against them. They are: Carlos Guilfuchi (10158 Airy Oaks Court); Louis & Amanda Lettis (10288 Ridge Top Loop); and Eric & Deborah Wilks

(11159 Warm Wind Way). Fred Strojohann mentioned there was a lot located on Whisper Ridge that was not notified of his delinquency since we did not have an address. As the property is up for sale by Lisa Simmonds of the Hedick Group, Ambrose Tricoli volunteered to talk to her to see if we can obtain an address and duly notify the homeowner.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:30 p.m.

Approved:

---

Elsie Kempsey, Secretary

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

October 17, 2005

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on October 17, 2005 at 5:30 p.m. The Chairperson, Norm Hatch, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except for Thomas Richards. Mr. Richards had tendered his resignation effective October 17, 2005, and the Board accepted his resignation. Al Rabbat had also tendered his resignation at the Annual Meeting held on October 13, 2005, and the Board had accepted his resignation. Thomas Richards' resignation is attached hereto as Exhibit "A".

The Chairperson called the meeting to order and the reading of the minutes of the September 8, 2005 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Norm Hatch to approve the minutes which was seconded by Eldon Ward and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The next item was the election of officers for a one year term. Elsie Kempsey nominated Norm Hatch as President and Mr. Hatch was asked if he was willing to serve, Mr. Hatch accepted the nomination based on the condition that Elsie Kempsey and Eldon Ward remain in their respective officer positions; Secretary and Treasurer respectively. Both Elsie Kempsey and Eldon Ward acknowledged that they would continue. There was a motion by Elsie Kempsey for Norm Hatch to serve as President and Eldon Ward seconded the motion. The motion carried. There was a motion by Norm Hatch to have Elsie Kempsey continue as Secretary and Eldon Ward seconded the motion. The motion carried. There was a motion by Norm Hatch to have Eldon Ward continue as Treasurer and Elsie Kempsey seconded the motion. Denise Jolliffe made a motion for Ambrose Tricoli to serve as Vice President and Norm Hatch seconded the motion. The motion carried.

The Board discussed that the Nominating Committee was notified of Al Rabbat's resignation and it was recommended that if we could have a member from the Enclave. The Board will also advise the Nominating Committee that there is a second vacancy on the Board due to Mr. Richards' resignation.

There was discussion on association dues and delinquencies. Eldon Ward reported that there is one scheduled for mediation on November 4, 2005 in Tampa. There is another that we want to foreclose due to two years of non-payment on construction (there was a lien placed on this); and we have four that have not paid their dues for 2005 and we recommend to lien those four. There was a question that if we foreclose do we own the property. Eldon explained yes we would own the property if it went to foreclosure. There was a motion made by Ambrose Tricoli to foreclose on the non-construction lien due to two years of non-payment and the motion was seconded by Eldon Ward. The motion carried. The four properties that the Board recommend we lien are: (Stricken from public view). There was a motion made by Eldon Ward to lien these four properties and Ambrose Tricoli seconded the motion. The motion carried.

The Board asked for the Committees to make their reports. Fred Strotjohann asked the Board who is going to address the deed restrictions and maintain the records. It was discussed that Norm Hatch will continue to receive the deed restriction letters and Secretary Elsie Kempsey will maintain the files.

The Safety & Beautification Committee gave a report that they will be having the Annual Clean-Up Day on November 5, 2005 and will provide refreshments afterward. They will also decide on the person who will be chairing this Committee and will report back to us at the next meeting.

The Board requested that the Committees give the Board a report approximately one week prior to a meeting advising the Board what they will be discussing at that meeting.

The Board discussed that the By-Laws require that the Nominating Committee have a member of the Board on the Committee. Eldon Ward made a motion to have Denise Jolliffe chair that Committee and the motion was seconded by Elsie Kempsey. The motion carried. The Board requested the Nominating Committee to forward the resumes of all qualified candidates so that they may vote on the candidates, especially when we have more qualified candidates than vacancies.

As the Gated Community Committee had discussed their progress extensively at the Annual Meeting, there was no report from them. It was suggested that when Committee meets that they discuss if they want to continue in their efforts or to table this Committee at this time. It does not seem probable that the Association will ever receive the amount of votes needed by the By-Laws to pass this due to non-involvement of the membership. There were suggestions that those members may want to redirect their energies to inform the members of upcoming issues on development. Denise Jolliffe was going to discuss this with the Committee and report back to us at the next meeting.

Norm Hatch of the Communications Committee advised that the next edition is almost ready for print. As we would like more advertisers and in order to offset the cost, Norm Hatch made a motion to give a 10% discount if an advertiser advertises for three or more months, payable in advance; Eldon Ward seconded the motion. The motion carried. Norm Hatch will continue on the Committee.

Eldon Ward brought up the lawn maintenance and that we were not pleased with the service. He advised that he was bidding out the job at this time. Ambrose Tricoli suggested that we bid it to three different contractors; one who will do the mowing, one for fertilizing; and lastly the maintenance of the pond.

There was a request that the Board approve the expenditure of \$80 - \$100 for plaques in appreciation to some of the members who volunteered their time and energies to the Community. Norm Hatch made the motion and Elsie Kempsey seconded the motion. The motion carried.

There was discussion about moving the time of the meeting to 6:30 p.m. As the Enclave meets at that time, Eldon Ward volunteered to discuss the situation with them and see if we can either move them to another place in the Church or move the day that they meet.



There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:00 p.m.

Approved:

---

Elsie Kempsey, Secretary

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

September 8, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on September 8, 2005 at 5:30 p.m. The President, Richard Firebaugh, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except for Al Rabbat and Tom Richards.

The President called the meeting to order and the reading of the minutes of the August 11, 2005 was dispensed with as the Board members had previously received a copy from the President. A motion was made by Eldon Ward to approve the minutes which was seconded by Norm Hatch and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The President then directed the Treasurer to review the month of August Financial Report ending August 31, 2005 which is attached as Exhibit "A". Norm Hatch made a motion to approve the Financial Statement and Elsie Kempsey seconded the motion. The motion carried.

There was extensive discussion regarding the insurance renewal. Norm Hatch advised that we did receive a \$5,000 check for the fountain at the entrance and he submitted a written statement for the quotes he received for the renewal, as well as his recommendation. The statement is attached hereto as Exhibit "B". We had \$10,000 property coverage and general liability of \$1,000,000. After some discussion, there was a motion made by Norm Hatch that we do not pursue property coverage for the exterior property and we self-insure but agree to renew the liability coverage pending with Southern Owners pending any other quotes from other insurers. The motion was seconded by Elsie Kempsey. The motion carried.

There was a motion made by Eldon Ward that the Association set up a savings account separate from the money market account with a beginning balance of \$5,000 to cover our self-insured property in the event of a future uninsured loss and the Treasurer can add to that balance as he deems appropriate from month to month. Norm Hatch seconded the motion. The motion carried. It was suggested by the President that the Board develop a policy and procedure how this money is moved and how it comes out. There was further discussion regarding bonding the Treasurer and President. Norm Hatch volunteered to acquire a quote regarding bonding. There was a suggestion from the membership that we secure errors and omissions coverage. Although Norm Hatch believed the type of business conducted by the BOA did not warrant errors and omissions coverage, he would research further and advise the Board. Norm Hatch would like a legal opinion in the event there is a judgment in excess of \$1,000,000. Norm Hatch will draft a letter to our attorney.

The President asked Norm Hatch to give a report on the newsletter. Norm Hatch advised that we still have not decided which is the best way to distribute. This issue was placed at the mail boxes. We did obtain \$80.00 from advertising and after the printing and postage costs, the newsletter cost \$172.58.

The Enclave gave a quick update on the status of the fence that was taken down by a driver. They have contracted but are waiting for the contractor to start the job.

Natalie Gillespie of the Nominating Committee advised that there are two candidates to fill the vacancies on the Board. Ambrose Tricoli and Denise Jolliffe are the candidates and their resumes are attached hereto as Exhibit "C". All candidates were advised and accepted that they will possibly have to devote four to eight hours per week. There was a motion made by Norm Hatch that the candidates that the Nominating

Page 2  
Minutes  
September 8, 2005

Committee suggested be posted on the ballot as officers. Carl Clemente seconded the motion. The Motion was carried.

A member from the Gated Community gave a report but basically they are still looking for quotes on many items and they have much more investigation on a variety of issues concerning gating before going forward. There will be a special ballot which will require a 75% vote at a later date.

There was motion made by Richard Firebaugh to have Norm Hatch vote the proxy ballots for the members at the Annual Meeting. Carl Clemente seconded the motion. The motion carried.

The Architectural Review Committee notified the Board that they have approved four homes, one fence and one garage.

The Beautification Committee would like to change their name to Safety, Beautification & Activities Committee as they are also establishing special social events. After discussion, it was decided by the Board that there should be a separate Activities Committee which would include a mission statement and budget. The Beautification Committee has established November 5, 2005 as the Fall Clean-Up with a barbecue after the clean-up. The Committee is also looking for ideas and volunteers for holiday decorating. They also reported that the tennis courts and boat ramps need renovation work to be done. The combination lock at the parks is 1-15-5. Ambrose Tricoli also announced that he will step down as Chairman of the Committee after he is elected as a Director.

There was discussion about the swing set at the park and it might have to be removed as it is not in good repair and causes a possible liability to the Association and a condition of insurance.

Denise Jolliffe addressed the meeting and notified that the community is trying to get volunteers, to head up a Neighborhood Crime Watch Committee and she explained what is involved in participating.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:00 p.m.

Approved:

  
Elsie Kempsey, Secretary

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

August 11, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on August 11, 2005 at 5:30 p.m. The Vice President, Carl Clemente, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except for Richard Firebaugh.

The Vice President called the meeting to order and the reading of the minutes of the July 14, 2005 was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Norm Hatch to approve the minutes which was seconded by Elsie Kempsey and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The Vice President then directed the Treasurer to review the month of July Financial Report ending July 31, 2005 which is attached as Exhibit "A". A motion was made by Al Rabbat to accept the Financial Report as read and Norm Hatch seconded the motion. The motion was carried.

A motion was made by Tom Richards to hold the Annual Meeting on October 13, 2005 at the Christian Church in Wildwood, 100051 Country Road, Weeki Wachee, Florida at 6:30 p.m. and Elsie Kempsey seconded. The motion was carried. There was a review of the proposed budget and certain items were questioned and Eldon Ward answered the questions and a motion was made by Tom Richards to approve the budget as put in by the Treasurer and Norm Hatch seconded the motion. Al Rabbat and Carl Clemente opposed the motion. The motion was carried. The Board had a discussion that any member who wants an item to be put on the Agenda for the Annual Meeting must notify the Board 15 days prior to the Annual Meeting.

Norm Hatch notified the Board that we received a \$5,000 insurance check for the fountain that was stolen. He also advised the Board that we received a notice from the insurance company that they are not renewing our policy. A motion was made for Norm Hatch to secure three quotes from insurance companies and his recommendation if we should proceed with the insurance companies or if the HOA should self-insure for commercial property coverage. Carl Clemente seconded the motion. Norm Hatch abstained from the motion. The motion carried. Norm Hatch stated that he has no affiliation with the insurance companies that will quote the insurance and he will receive no compensation for placing the coverage.

The ARC had nothing to report except that the issue with Mr. Cohen was given over to the Board. Several members of the Board indicated that they had seen the property and Mr. Cohen had put down the sod and complied with the violation. A motion was made by Norm Hatch that in terms of deed restriction for Mr. Cohen's property, the Board believes it is not a violation of the deed restrictions. Tom Richards seconded the motion. The motion was carried.

Ambrose Tricoli gave the Safety and Beautification Committee report and the Board accepted the proposed budget for 2005 for the work done. The trees were removed in the front entrance and the trees that were a

safety issue were also removed. A motion was made to approve the budget as prepared by the Treasurer for the Safety and Beautification Committee for 2006 by Tom Richards and Norm Hatch seconded the motion. The motion was carried.

Page 2  
Minutes  
August 11, 2005

The Board discussed the newsletter and the directory. It was the Board's decision not to include a directory and once the written agreement for advertisers is finalized, advertisers will be contacted to participate in the newsletter.

There was extensive discussion by the Gated Community Committee which was lead by Tom Richards. The Committee will have a much more extensive report at the next meeting.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:30 p.m.

Approved:

---

Elsie Kempsey, Secretary

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

July 14, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on July 14, 2005 at 5:30 p.m. The President, Richard Firebaugh, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except for Al Rabbat (not excused).

The President called the meeting to order and the reading of the minutes of the June 9, 2005 was dispensed with as the Board members had previously received a copy from the President. A motion was made by Tom Richards to approve the minutes which was seconded by Eldon Ward and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The President then directed the Treasurer to review the month of June Financial Report ending June 30, 2005 which is attached as Exhibit "A". Tom Richards questioned why the utilities were much higher and it was explained that the pump has been repaired and is now working and the cost of electric has increased. Tom Richards made a motion to approve the Financial Statement and Norm Hatch seconded the motion. The motion carried.

There was discussion regarding preparation for the next annual meeting to be held in October. The Board must prepare a budget, approve the budget before sending out to the membership thirty days prior to the meeting, the format of the meeting. There are two also two openings on the Board that must be filled. The Nominating Committee will have to interview candidates for the vacancies. The notice that we send out in the mailing must include notice to the membership that if there is anything that they would like brought up at the meeting, they need to notify the Board. We will post a notice to the membership that we need their comments prior to the mailing of the notice. There was discussion if Richard Firebaugh and Carl Clemente whose terms expire, would like to continue to serve. Mr. Firebaugh has other commitments and has declined, and Mr. Clemente is still considering his position and asked that we just let it stand. There was further discussion about where the meeting will be held. Tom Richards suggested that the Beautification Committee look into finding a place to hold the annual meeting. Richard Firebaugh, Eldon Ward and Elsie Kempsey will have to present a proposed budget at the next meeting.

The President addressed the issue of deed restriction violations on Lot 36 and read a letter from our attorney, Paul Nessler, Esq., which was addressed to the homeowner of Lot 36 and returned "unclaimed" by the homeowner. The Board discussed this issue and a motion was made by Norm Hatch to move ahead and authorize Paul Nessler, Esq. to go forward to make the necessary filings for mediation in order to enforce the deed restrictions on Lot 36 in The Enclave. The motion was carried. There was discussion regarding a letter from the ARC on Mr. Eric Cohen's property. The President read the response from Mr. Cohen and it Mr. Cohen has assured us that the sod will be installed as soon as it is commercially available and no other delays. The other issue was that the ARC felt Mr. Cohen's driveway which does not connect to a garage was not esthetically pleasing. There was another issue regarding Mr. Cohen's driveway and if it is a violation of the deed restrictions, as it does not go to an enclosed garage. After extensive discussion, the Board told Mr. Cohen that they will go over to his home and look at the driveway, and discuss at that time, if it is in fact a violation of the deed restrictions. Carl Clemente said he remembered a similar situation and advised the Board he would see if he could pull that and we can see what the result was of the same type situation as a precedence.

Page 2  
Minutes  
July 14, 2005

The President then read a letter received from a "group of concerned" residents addressed to the Board that they were concerned about certain deed restriction violations on several homes in Woodland Waters; however, the letter was unsigned and there was no return address on the envelope. After discussion, the Board decided we would not address it because it is not signed and we cannot communicate to the person who wrote the letter. If the Board receives a complaint regarding deed restrictions in writing, and it is a legitimate deed restriction, the Board does not communicate the name of the complainant. The Board will put an announcement on the Board that we received an "unsigned" letter and we would be happy to address it but they would have to come forward.

The Treasurer gave an update on unpaid dues. There are currently six residents who have not paid. Tom Richards volunteered to make one more call to each resident. There are currently two out of the six people that do reside in Woodland Waters. Tom Richards made a motion that Eldon Ward and Tom Richards make one last attempt to contact the residents and then the Board authorize Mr. Nessler to proceed with legal action at the next meeting. Norm Hatch seconded the motion. The motion carried.

The President asked Norm Hatch to give a report on the newsletter. Norm Hatch had two points. One is how advertising is going to be placed. He did not get much feedback from the newsletter if the residents want the newsletter to have advertising; other than two business owners who did want to advertise. Norm Hatch contacted Design Graphics about their service. They obtain the advertisers, format and print the newsletter and we do not receive any income from it and we have to distribute it. After discussion, Design agreed to mail the newsletter when we have sufficient income from advertising to cover the cost. The other issue is the distribution issue. It was recommended by Norm Hatch that we contact the advertisers and do our own newsletter and distribute it ourselves. Norm asked for volunteers to distribute the newsletter and

after discussion, it was suggested that the newsletter be put at the mailboxes, it might be the best solution as leaving them in the doors poses a problem if the resident is away. A motion was made by Norm Hatch that for the remainder of the fiscal year he be given a budget for printing of the newsletter at a maximum cost of \$250.00 per issue and start soliciting for advertising at which point the advertising will defer the cost. Tom Richards seconded the motion. The motion was carried.

The Treasurer had obtained three proposals on websites. They ranged from \$380.00 to \$1,430.00 depending on the range of service. The lowest bid was not comparable to the other two. The Board discussed the issue and decided we need to study this a bit more and that we budget for the website for next year.

The Beautification Committee gave a report that they secured an estimate for removal of five trees and grinding of a total of six trees for \$2,300 and the contractor carries \$5,000,000 insurance. Ambrose will attempt to receive two more bids. A motion was made by Norm Hatch that we approve the removal of the five trees for the lowest bidder and a total of six trees grinded for a sum not to exceed \$2,300.00 with the contractor showing proof of insurance. Eldon Ward seconded the motion. The motion was carried. There was further discussion about the three trees at the entrance that need to be removed. The President told us he had contacted Withlacoochee and they will remove the trees.

The Community requested the Board to support them on an issue where there will be rezoning which will cause additional traffic on Woodland Waters Blvd. Tom Richards explained the Planning & Zoning Commission's decision on such requests. After reviewing it, it was the Board's feeling that they must decline to back those wishing Board support because the Board does not have the support of the entire community on this issue.

Page 3  
Minutes  
July 14, 2005

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:30 p.m.

Approved:

---

Elsie Kempsey, Secretary



MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

June 9, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on June 9, 2005 at 5:30 p.m. The President, Richard Firebaugh, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present.

The President called the meeting to order and the reading of the minutes of the May 12, 2004 was dispensed with as the Board members had previously received a copy from the President. A motion was made by Richard Firebaugh to approve the minutes which was seconded by Tom Richards and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

The President then directed the Treasurer to review the month of May Financial Report ending May 31, 2005 which is attached as Exhibit "A". Richard Firebaugh made a motion to approve the Financial Statement and Norm Hatch seconded the motion. The motion carried. The Treasurer reported that 9 members have not paid their dues.

The President and Eldon Ward met with the Association's attorney, Paul Nessler on May 31, 2005. They discussed several issues with Mr. Nessler as outlined below:

- a. Posting of Sexual Predators on Association bulletin boards – Mr. Nessler recommended that the Association do not post information on sexual predators, sexual offenders, etc. on the bulletin boards because if any of the information posted is incorrect, the Association could be sued for libel.
- b. Fines for non compliance with Deed Restrictions – Mr. Nessler recommended that since Florida Statue 720 greatly reduces our ability to collect such fines and our governing documents do not grant us the power to levy fines or lien homeowner's properties to collect the fine, he would take legal action.
- c. Mr. Nessler advised us that we could incorporate some guidelines in our by-laws regarding antennas and clothes lines with certain restrictions. It was recommended that the ARC should discuss adopting guidelines with restrictions.

The President had asked all the members at the last meeting if anyone would be willing to accept the Secretary position and he discussed this position with several members. Elsie Kempsey acknowledged that she would be willing to take that responsibility. Norm

Hatch made a motion to approve Elsie Kempsey as Secretary and Tom Richards seconded the motion. The motion was carried.

The President asked Norm Hatch to give a report on the newsletter. The matter was discussed at great length. Norm Hatch showed us the proposed newsletter for June 2005. Tom Richards stated that there was a company that would prepare it, mail it and obtain the advertisers and they would in turn give us considerable revenue

2  
Minutes  
June 9, 2005

There was further discussion regarding liability for false information and it was discussed that there would be a disclaimer in the application for advertising. Norm Hatch made a motion to approve the proposed newsletter with an expenditure of \$236.16 plus postage of approximately \$40 to lot owners. Norm Hatch volunteered to hand deliver the June edition of the newsletter and Elsie Kempsey seconded the motion. The motion was carried. There was extensive discussion regarding the limiting of the advertising, the size of the ads and the amount of revenue that would be beneficial to the Association. It was decided that Norm Hatch would revise the back page of the newsletter with verbiage addressing the advertising issue to the residents of Woodland Waters.

The President discussed the levying of fines. The BOD was notified that Mr. Nessler is proceeding with legal action against 10127 Ridge Top Loop in the Enclave. There was a motion made by Al Rabatt that if the homeowner at 9167 Niagara Road does not correct his lawn situation by the next meeting with the Association's attorney, Mr. Nessler, the matter will be turned over to Mr. Nessler and Norm Hatch seconded the motion. The motion was carried. The President then discussed three new issues which were brought to the attention of the homeowners and which the BOD will follow up.

There was considerable discussion from the Beautification Committee on removal of trees near the waterfall at the front entrance. There was a motion made by Norm Hatch to have the trees removed at the front entrance and Tom Richards seconded the motion. The motion was carried. Richard Firebaugh is to contact DOT regarding who actually owns the trees and to obtain permission to remove the trees. Ambrose indicated that for a fee of \$250 we can contract for an artist rendering for beautifying the front entrance. The Board advised Ambrose that he should have the three trees at the entrance taken down along with any other trees in common areas that pose a safety hazard and that Ambrose must obtain a bill for this tree removal. A motion was made by Norm Hatch to have the Beautification Committee hire a contractor for financial consideration and who has given us proof of insurance to remove the front three trees as well as the trees in the common areas that cause a safety hazard and Tom Richards seconded the motion. The motion was carried with Al Rabatt opposing same.

Eldon Ward submitted a bid from a company for a website for Woodland Waters. The cost was \$738.25 and a monthly maintenance of \$12.95. Richard Firebaugh and Tom Richards advised that they would contact two other companies and a motion was made by Eldon Ward to accept the lowest bid and the motion was seconded by Tom Richards. The motion was carried.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:45 p.m.

Approved:

---

Elsie Kempsey, Secretary

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

May 12, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on May 12, 2005 at 5:30 p.m. The President, Richard Firebaugh, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present.

The President called the meeting to order and Carl Clemente read the minutes of the last Board of Directors meeting, which was held on April 14, 2005. Eldon Ward made a motion to approve the minutes which was seconded by Tom Richards and the motion was carried.

The President then directed the Treasurer to review the Year to Date Financial Report ending April 30, 2005 which is attached as Exhibit "A". This was the first Financial Report generated by our Treasurer. The President reported that 26 members have not paid their dues. The Treasurer mailed out letters to delinquent members indicating that a lien would be placed on their property if payment is not received by June 1, 2005. Tom Richards made a motion to approve the Financial Statement and Eldon Ward seconded the motion. The motion carried.

The President brought up the invoice for emergency repair of the control box for our pump that needed to be repaired to insure proper watering of the lawn. All BOD members were contacted by email to make them aware of the emergency repair and Ambrose was given approval to go forward with the repairs. Tom Richards made a motion to approve the repairs and give the Treasurer authority to approve "reasonable expenses" for future emergency repairs without prior BOD approval. At the next BOD meeting the expenditure is to be fully discussed and formally approved. Carl Clemente seconded the motion which carried.

The President identified the effort that Helen Ballistrada and her husband has made numerous contributions to our community over the past fifteen years. Presenting Helen a plaque for her years of service does not seem adequate or appropriate. There was considerable discussion concerning methods of recognition. It was decided that it is our desire as a BOF and community to recognize Helen through the Safety and Beautification Committee at the next annual meeting.

The Nominating Committee represented by Natalie Gillespie read the criteria used by the committee for screening of candidates for the vacancy. The committee

recommended that the BOD be expanded by one to seven Directors. The committee feels it has two qualified candidates with varied back grounds that both could contribute to the Board. The BOD could not come up with a negative to the increased leadership. The BOD has not been expanded in many years and the number of parcels has nearly doubled. Eldon Ward made a motion to accept

2

Minutes

May 12, 2005

committee's recommendation of expanding the BOD to seven Directors with the initial term to be 2 and one half years. Tom Richards seconded the motion and the motion carried.

The Nominating Committee then nominated Norm Hatch (resume attached) as the replacement for Walter Viveiros' BOD position. Norm Hatch acknowledged that he is willing to accept the responsibilities of being a BOD member. Tom Richards made a motion to accept the committee's recommendation of Norm Hatch. Eldon Ward seconded the motion and the motion carried. Norm Hatch was asked to move to the head table to immediately assume his duties as BOD member.

The Nominating Committee then nominated Elsie Kempsey (resume attached) as the seventh BOD position with a term to expire in 2007. Elsie Kempsey acknowledged that she is willing to accept the responsibilities of being a BOD member. Tom Richards made a motion to accept the committee's recommendation. Al Rabbat seconded the motion and the motion carried. Elsie Kempsey was asked to move to the head table to immediately assume her duties as BOD member.

The President commented that the BOD has a vacancy for the Secretary position and asked all of the BOD members to consider volunteering for the position. He identified some of the duties of the position and committed to send out an updated list of each Officer's responsibilities. It is anticipated that we will fill the position at the next BOD meeting.

The President recommended that the Association's corporate documents, Declaration and Covenants, By Laws, Meeting Minutes, etc., be duplicated and stored in Adobe format. Al expressed a concern that a person selling their property will have access to dues payment records and will not obtain official documentation from the Association. It was agreed that property owner dues payment, lien information, and other confidential parcel owner information will not be made available to the general public. The President made a motion to authorize Sir Speedy duplicate the corporate records within 30 days at a cost of approximately two hundred dollars. Eldon Ward seconded the motion and the motion carried.

The President provided a list of deed restriction letters and a recap of activities related to our communication with the property owners. William Anderson provided us with information from the FCC that stated that our Deed Restrictions on TV

antennas are not enforceable. Those members mailed letters indicating that they were in violation was sent a second letter advising them of the FCC ruling. There was discussion about imposing fines as indicated in the new Florida Statute 720. The BOD indicated that each Director should review the law and be proposed to act on the imposing of fines at the next BOD meeting. There was a motion made and seconded to turn 10126 Ridge Top Loop over to our attorney for pursuing legal action.

Committee reports were made by the Communication, Records and Safety and Beautification committees.

There was considerable discussion from the Safety & Beautification committee on removal of trees near the waterfall at the front entrance. The committee was advised that prior to removal of any trees on Association property, the committee needs to provide the BOD a plan with for replacement of the trees as well as a budget.

3

Minutes

May 12, 2005

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 7:45 p.m.

Approved:

Richard Firebaugh, President

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.**

**April 14, 2005**

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on April 14, 2005 at 5:30 p.m. The President, Richard Firebaugh, welcomed everyone to the meeting and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except Walter Viveiros & Helen Battistrada.

The President called the meeting to order and directed the Al Rabbat to read the minutes of the last Board of Directors meeting, which was held on March 10, 2005. The President commented that the BOD had not researched the \$65 charge listed on last month's financial statement. Eldon Ward committed to research the expense and report at the May BOD meeting. Eldon Ward made a motion to approve the minutes which was seconded by Carl Clemente and the motion was carried.

The President then directed the Treasurer to review the Year to Date Financial Statement ending March 31, 2005 which is attached as Exhibit "A". This was the last Financial Statement prepared by Swartsel Properties, Inc. The \$75 expense for attorney fees was for Paul Nessler to research our ability to assess a Performance Bond to builders (see attached letter). Discussion was opened to the floor. The President reported that 26 members have not paid their dues. Carl Clemente made a motion to approve the Financial Statement and Al Rabbat seconded the motion. The motion carried.

The President read Helen Battistrada's letter of resignation from the BOD (see attached). Eldon Ward made a motion to accept the resignation and Carl Clemente seconded the motion. The motion carried.

The President read Al Rabbat's letter of resignation from the office of Secretary of BOD (see attached) while remaining on the BOD as a director. Al Rabbat made a motion to accept the resignation and Carl Clemente seconded the motion. The motion carried.

The Nominating Committee represented by Ambrose Tricoli read the criteria used by the committee for screening of candidates for the vacancy. The committee had only one qualified candidate submit a resume and the committee recommended that Tom Richards be approved as a replacement director for Helen Battastrada's vacancy. The President requested that the committee submit a copy of the vacancy posting as well as any documentation used in making their recommendation. Eldon Ward made a motion to accept the committee's recommendation of accepting Tom Richards as Helen Battastrada's replacement on the BOD. The President seconded the motion. Tom acknowledged that he is willing to accept the responsibilities of being a BOD member. The motion passed three to one. Tom Richard was asked to move to the head table to immediately assume his duties as BOD member.

The President brought up the issued of BOD member Walter Viveiros missing three consecutive BOD meetings and the Board not being in compliance with our By Laws. As a result Walter has vacated his position. Carl Clemente motioned to excuse Walter Viveiros from the BOD. Eldon Ward seconded the motion. The BOD commented that Walter brings a lot to the BOD and we hope that he will continue to serve when his workload will allow. The motion carried. The President directed the Nominating Committee to begin immediately searching for a qualified candidate to fill the new vacancy.

The President indicated that the Association has received the warranty deed from Tooke Shore Joint Ventures for the two parcels at the front entrance. The only restriction is that an easement



be granted to access to the bill board on the southern parcel. It was discussed that we research the issued of who owns the build board, obtain a copy of the lease, insurance, etc. from Tooke Shore Joint Ventures. Tom Richards made a motion to accept the parcels. The motion was seconded and carried.

On March 18, 2005; Swartsel Properties, Inc. submitted their letter of termination (see attached) of services as the professional manager of the Association. The President and Treasurer picked up all corporate documents and records from Swartsel Properties, Inc. on April 5<sup>th</sup>. Most of the records are in storage now at Royal Oaks Storage Units and we have a new telephone voice mail box with telephone number 352-592-5007. Eldon Ward reported that we have closed out the old checking account and money market account. He has set up our accounts at Sun Trust. Eldon Ward also recommended that the BOD be bonded to protect the Association assets. Eldon will research the costs and bring a recommendation to the BOD at the next meeting.

Eldon Ward reported that 25 members are still past due. After researching Lyndra's records we found that four of the lots have the wrong parcel owner and address. Over the next couple of weeks we will send out a final notice and advise the parcel owner that if payment is not received by the date indicated, the Association will go forward with placing a lien on the property. A motion was made and seconded to send a final notice and if the turn the remaining delinquent parcel owners over to our attorney for placing a lien on the property. Motion carried.

The President provided a list of deed restriction letters and a recap of activities related to our communication with the property owners. William Anderson indicated that the FCC does not allow us to ban antennas. Bill will provide us with information so we can research the issue and

see if our deed restriction documents need to be modified. A member has requested that they be given six months to correct their deed restriction issue. The BOD discussed the request and felt that an extension on this length would set a precedence that would have a negative impact on correcting deed restriction violation. The homeowner is to be contacted and rectify the deed restriction in a reasonable period of time.

There was a request to post pictures and a list of sexual predators on the bulletin boards. While it is public information, we need to get advice from the Association attorney on posting this type of information.

There was discussion on the mailing out of the first newsletter. The BOD indicated that we should see a sponsorship from the realtor to cover printing and postage. The newsletter needs to go out in Association envelopes with our mailing list. The realtor should provide a donation to cover mailing and printing costs. The Association directory is in draft stage and the committee will continue to work on it and hopefully we will be able to distribute at the annual meeting.

Immediately following the BOD meeting Tracy Di Muro, Hernando County Sheriff's department will be making a Neighborhood Watch and Mobile Patrol presentation. Following the presentation, The BOD of The Enclave will be holding their monthly meeting.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at 7:00 p.m.

Approved:

---

Richard Firebaugh, President



Date Paid	BLOCK	LOT	PHASE	LAST NAME	FIRST NAME	UNPAID ASSOCIATION DUES AS OF APRIL 6, 2005	LOT ADDRESS	LYNDA'S MAILING ADDRESS	CITY, STATE & ZIP	TELEPHONE	
				Alingu	Alfred Etapu & Juliette	10133 Airy Oaks Court	10133 Airy Oaks Court	10133 Airy Oaks Court	Weeki Wachee, FL 34613	352-592-1927	
	4	16	Two	Bachus	Brandon & Lisa	10352 Rambold Ridge Court	8138 Papaya Street	8138 Papaya Street	Port Richey, FL 34668	727-846-9725	
	12	4	One	Bongiorno	Brian	9401 Hernando Ridge Road	3151 Amherst Avenue	3151 Amherst Avenue	Spring Hill, FL 34609	352-686-0741	
	7	4	One	Callaghan	& Barbara A.	11221 Woodland Waters Blvd.	11221 Woodland Waters Blvd.	11221 Woodland Waters Blvd.	Weeki Wachee, FL 34613	352-592-5204	
	2	2	One	Consaul	& Terri Ann	10314 Woodland Waters Blvd.	10314 Woodland Waters Blvd.	10314 Woodland Waters Blvd.	Weeki Wachee, FL 34613	352-597-3704	
	42	Enclave	Ferraro	Daniel	& Patricia	11715 Rose Tree Drive	11715 Rose Tree Drive	11715 Rose Tree Drive	New Port Richey, FL 34654		
	42	Enclave	Phillips	Kenneth J.	& Carolyn	1300 Ridge Top Loop	1300 Ridge Top Loop	10158 Airy Oak Court	Weeki Wachee, FL 34613	813-615-9619	
	33	Four	Gullfuchi	Carlos M.	& Ofelia	10158 Airy Oak Court	10158 Airy Oak Court	5365 Keyeville Ave	Weeki Wachee, FL 34613	352-597-2800	
	59	Five	Klerzynski	Michael J.		11166 Warm Wind Way	9 Tower Road	5365 Keyeville Ave	Spring Hill, FL 34608	596-776-6356	
	12	Five	Kohn	Ronald S.	& Barbara A.	10095 Southern Breeze Court	6234 Ikes Cabin Court	9 Tower Road	Livingston, NJ 07039	941-721-3411	
	43	Enclave	Lettis	Louis S.	Amanda	10288 Ridge Top Loop	5143 Commercial Way	6234 Ikes Cabin Court	Palmetto, FL 34221	352-597-2800	
	82	Five	M & F Investments, Inc.	Thomas	& Jean	10162 Whisper Ridge Trail	8603 Coral Creek Loop	5143 Commercial Way	Spring Hill, FL 34606		
	82	Five	Fox	Paul J.	& Miriam F.	10162 Whisper Ridge Trail			Weeki Wachee, FL 34613	727-868-3172	
	8	Enclave	Marsh	John		10207 Feather Ridge Drive			Hudson, Florida 34667		
	8	Enclave	Cicarel	Peter J.		10207 Feather Ridge Drive					
	8	Four	Martinez	Robert	& Jane Womack	11422 Warm Wind Way	24 Deep Lane		Wantagh, NY 11793	516-785-0696	
	8	Two	Negrin	John F.	& Patricia M.	9443 Bearwalk Path	P.O. Box 2639		New York, NY 10108-2639	212-704-5146	
	4	20	Two	Parrinello	& Tammy L.	9441 Wilderness Trail	9441 Wilderness Trail		Weeki Wachee, FL 34613	352-596-6846	
	1	12	One	Patascher	David S.	10257 Waters Edge Ct.	10257 Waters Edge Ct.		Weeki Wachee, FL 34613	352-597-8847	
	12	5	One	Pope	Gregg W.	9840 Bearfoot Trail	9840 Bearfoot Trail		Weeki Wachee, FL 34613	352-597-4421	
	5	1	Two	Rubino	Joseph A.	9531 Tooke Shore Drive	P.O. Box 6864		Spring Hill, FL 34611	352-596-8369	
	66	Five	Sunrise Homes & Renovations, Inc.	John	& Barbara	11213 Warm Wind Way	110 Bahama Drive		Orlando, FL 32806		
	41	Four	Warren	Kevin J.	& Francine R.	11213 Warm Wind Way			Weeki Wachee, FL 34613		
	42	Four	Vance	Kevin J.	& Francine R.	10073 Airy Oaks Court			Spring Hill, FL 34608	352-597-7627	
	1	1	R/H	Vorsheck	Elizabeth A.	9283 Winfield Court			Spring Hill, FL 34608	352-597-7627	
	1	17	One	Vorsheck	Family Limited Partnership	10373 Woodland Waters Blvd.			Weeki Wachee, FL 34613	352-592-6233	
	69	Five	Wilks	R. Eric	& Deborah J.	11159 Warm Wind Way			Weeki Wachee, FL 34613		
				Yellow indicates completed homes within Woodland Waters						Wenham, MA 01984-1103	978-281-3002

Homeowner Documents  
April 5, 2005

April 5, 2005

Board of Directors  
Homeowners Association of Woodland Waters, Inc.  
10246 Woodland Waters Blvd.  
Weeki Wachee, Florida 34613

Dear Directors:

Please acknowledge receipt of the following documents:

1. Corporate Records Book which includes the original
  - a. Article of Incorporation
  - b. By-Laws (with Amendments I, II and III)
  - c. Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase I
  - d. Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase I
  - e. Declaration of Covenants, Conditions and Restrictions of Lot 1 Block 8 Royal Highlands Unit 2
  - f. Supplemental Declaration to the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase One and Supplemental Declaration to the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase Two
  - g. Supplemental Declaration to the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase One and Supplemental Declaration to the Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase Two
  - h. Woodland Waters – Architectural Review Committee Guidelines
  - i. Guidelines of the Architectural Review Committee of Homeowners Association of Woodland Waters, Inc.
  - j. Recorded Warranty Deed for Lot 13 Block 1 Woodland Waters, Phase One
  - k. Recorded Warranty Deed for Lot 19 Block 3 Woodland Waters, Phase Two

Homeowner Documents  
April 5, 2005

- l. Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase Two
  - m. Declaration of Additional Covenants, Conditions and Restrictions of Woodland Waters, Phase Two
  - n. First Amendment to the Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase Two
  - o. Copy of the recorded Declaration of Covenants, Conditions and Restrictions of The Enclave of Woodland Waters (the original has previously been given to the Homeowners Association of The Enclave of Woodland Waters, Inc)
  - p. Copy of the recorded Declaration of Additional Covenants, Conditions and Restrictions of The Enclave of Woodland Waters (the original has previously been given to the Homeowners Association of The Enclave of Woodland Waters, Inc.).
  - q. Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase Four
  - r. Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase Five
2. Corporate Seal
  3. Fifty License Plates
  4. Automobile Decals
  5. Two Address stamps
  6. Eleven Financial Statements – Year Ended December 31, 1990
  7. Five Financial Statements – Year Ended December 31, 1991
  8. Two Financial Statements – Year Ended December 31, 1994
  9. Five Financial Statements – Year Ended December 31, 1999
  10. Twenty-one Financial Statements – Year Ended December 31, 2000
  11. Four Financial Statements – Year Ended December 31, 2001
  12. Twenty-seven Statements – Year Ended December 31, 2002
  13. One Financial Statement – Year Ended December 31, 2003
  14. Blank Cassette Tape
  15. Bank Statements with cancelled checks from October, 1990 – thru February 28, 2005 along with checking account registers
  16. Bank Statements for money market account from October 20, 1994 thru February 28, 2005
  17. Nine Boxes of House Plans from January 8, 1990 thru March 17, 2005
  18. File folders for each unit with copies of approved ARC (Royal Highlands, Phase One, Phase Two, The Enclave, Phase Four and Phase Five)

Homeowner Documents

April 5, 2005

19. Box of Plain envelopes with color coded index cards (used for 2004 annual meeting)
20. Package of Name Badge Labels
21. Signed Recall of Board of Directors Agreement from July 2004
22. Signed Ballots to change By-Laws from December 2004
23. Signed Joinder and Consent forms to amend Declaration of Covenants, Conditions and Restrictions of Woodland Waters, Phase One
24. Binder with monthly financial statements including Journal entries, General Ledger, Trial Balance, Balance Sheet, and Income Statement for year to date (completed January, February and March)
25. Paid Bills – 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991 and 1990
26. Copies of Title Transfers, Change of Ownerships & Addresses from 1991 thru the current date 3/31/05
27. Current Insurance Policy with Auto-Owners Insurance expiring September 20, 2005
28. Current contract with US Lawns along with their certificate of insurance
29. Copy of Tax Returns - US Corporation Income Tax Returns, Florida Corporate Short Form Income Tax Returns. Florida Intangible Personal Property Tax Returns, 1096 Transmittal with 1099's and Annual Report for years 2005, 2004, 2003, 2002, 2001, 2000, 1999, 1998, 1997, 1996, 1995, 1994, 1993, 1992, 1991 and 1990
30. File on Dennis & Sharon Collins sold to Marie G. Rufa - Lot 10 Block 11 Woodland Waters, Phase One – Non-Construction and past due homeowner assessments - Claim of Liens filed
31. File on Charles G. & Mary Evans sold to William C. Martinez, Lot 5 Block 12 Woodland Waters, Phase One – Non-Construction and past due homeowner assessments - Claim of Liens filed
32. File on Maryann Lipischak sold to Nevin Graff Lot 5 Block 3 Woodland Waters, Phase Two – past due homeowner assessments – Claim of Liens filed
33. File on Clarence & Gwendolyn Maynard Lot 10 Block 8 Woodland Waters, Phase One – Non-Construction Claim of Lien filed
34. File on Kathleen Wilson – sold to Albert J. Karls Lot 8 Block 8 Woodland Waters, Phase One – Non- Construction and past due homeowner assessments – Claim of Liens filed
35. Plans received on lots that were in Non-Construction Status
36. Supply of printed envelopes
37. File on Complaints of Violations received from January 2005 to present
38. File on Correspondence from October 8, 2004 to present
39. File on Correspondence from October 15, 1990 thru September 30, 2004

**Homeowner Documents**

**April 5, 2005**

40. Record of Dues received, proxies received for annual meetings, ballots from annual meetings, along with bookkeeping records for 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, and 2004
41. File on Non-Construction Assessments – (Santini, Morgan, Vorsheck, Davis & Bachus)
42. File on Liens Filed – Walter Klaus – Non-Construction Assessment
43. Check book and register from Bank of America – account #001515001228
44. Money Market check book and register from Bank of America – account #001515006804
45. Current list of all homeowners with their current address and 2005 dues roster
46. Mail received 4/4/05 – (set of plans from Alexander Custom Homes, bill from US Lawn Service, check and deed from Homes & Land Title Services for Shiloh Homes, Inc. transfer
47. Bank Stamp for checking account with Bank of America

**Binder with all the Minutes of all the Board of Directors Meeting and the Annual Meetings since December 4, 1989 previously turned over in March 2005**  
**Individual Board of Directors Binders previously turned over in March 2005**  
**Portable Cassette Tape Recorder with two tapes previously turned over in March 2005**

Sincerely,

Lyndra A. Watson  
Secretary

I hereby Acknowledge receipt of the above documents.

---



**PAUL H. NESSLER, JR.**  
Attorney At Law  
Florida Bar Board Certified - Real Estate Law

10002 Cortez Boulevard (SR 50)  
Spring Hill, Florida 34613

(352) 596-4242

March 18, 2005

Homeowners Association of Woodland Waters  
4419 Grand Boulevard  
New Port Richey, Florida 34652

Attention: Mr. Richard Firebaugh

Re: Damages By Builders

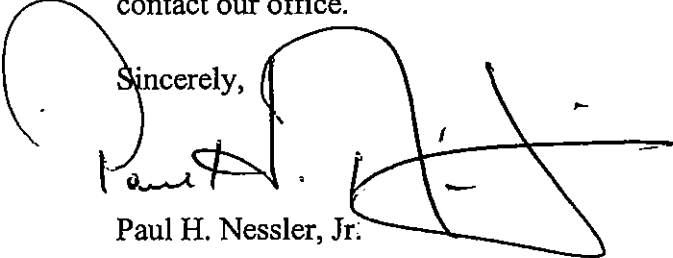
Dear Mr. Firebaugh:

This letter is in answer to your inquiry of March 2, 2005, as to whether the Homeowners Association may impose performance bonds as part of the ARC approval process to prevent damage to vacant lots and/or Association property by builders and their subcontractors.

I do not see any authorization within the governing documents that would allow such a financial burden to be imposed on all builders which would be passed on to Homeowners, in response to the alleged activities of a few. It would be more expedient to determine which builders are causing the damage and, if it is Association property, proceed with a claim against them for the damage. If the damage is on an individual members' property, then they must move forward with a claim.

If you have any additional questions or need any further information, please do not hesitate to contact our office.

Sincerely,




Paul H. Nessler, Jr.

PHN/msc

Enclosure

Homeowners Association of  
Woodland Waters  
Inc.



4419 Grand Boulevard, New Port Richey, Florida 34652  
(727) 849-7539

March 2, 2005

Mr. Paul H. Nessler, Jr.  
Attorney At Law  
10002 Cortez Blvd.  
Spring Hill, FL 34613

Re: Damages by Builders

Dear Mr. Nessler,

The members of the Homeowners Association of Woodland Waters, Inc. have observed continual trespassing on member's vacant lots and damage to Association property by builders and their subcontractors.

Can the HAWW through our Architectural Review Committee impose performance bonds on the builders as part of the ARC approval process? Guidelines may need to be developed to establish performance bonds amounts associated with the construction activity as well as the process for releasing the monies being held.

We do not want to withhold approval of the homeowner's drawings because that puts a burden on the member and not necessarily the builder.

Sincerely,

Richard Firebaugh  
President HAWW

Homeowners Association of  
**Woodland Waters**  
Inc.



March 22, 2005

Mr. E.F. Swartzel, President  
Swartzel Properties, Inc.  
4419 Grand Blvd.  
New Port Richey, FL 34652

Re: Termination of Professional Management Services

Dear Ed:

Thank you for the many years of service to the Homeowners Association of Woodland Waters, Inc. Our beautiful community has prospered and matured because of your efforts. I have enjoyed working with Gary Myers and Lyndra Wilson over the past year. I have always found Swartzel Properties, Inc. to be fair and a pleasure to work with.

I will work with Lyndra this week to arrange for the transfer of all books, records, files and documents belonging to the Association on or about April 4<sup>th</sup>. You may continue to receive mail and telephone calls during the early transition period. But be assured we will do our best to minimize this inconvenience to Lyndra and your staff.

Swartzel Properties should immediately contact the utilities providing services to the Association, U. S. Lawns, and Paul Nessler to advise them of the transfer of professional management services to the Association. Please list me as the contact person for the short term.

Sincerely,

Richard Firebaugh  
President

cc: All Directors of Homeowners Association of Woodland Waters, Inc.

10246 Woodland Waters Blvd.  
Weeki Wachee, FL 34613

**New Mailing Address:** *Swartsel Properties, Inc.*  
**4419 Grand Blvd.** POST OFFICE BOX 67  
**New Port Richey, FL 34652** ELFERS, FLORIDA 34680-0067

March 18, 2005

Richard L Firebaugh, President  
Homeowners Association of Woodland Waters, Inc  
10143 Short Leaf Court  
Weeki Wachee, Florida 34613

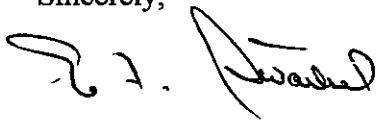
Dear Rich

Please accept this letter as notification that, effective April 1, 2005, Swartsel Properties, Inc will no longer provide professional management services to Homeowners Association of Woodland Waters, Inc. All records, including bank statements, and documents will be in proper order and available to be turned over to a designated representative or representatives of the Association.

Ms Lyndra Watson, who, as you know, has had the responsibility of the management of the Association's affairs on behalf of Swartsel Properties, Inc will be out of the office from March 25 until April 4, so I would recommend that she be contacted prior to the 24<sup>th</sup> to arrange for all books, records, files and documents to be picked up at our office on or about April 4, 2005.

Our continued best wishes are extended to the Association and its Board of Directors for the successful and harmonious management and guidance of Woodland Waters.

Sincerely,



E F Swartsel  
President

EFS/law

cc All Directors of Homeowners Association of Woodland Waters, Inc

## DEED RESTRICTION STATUS REPORT

April 14, 2005

NO.	ADDRESS	DATE SENT	NATURE OF COMPLAINT	HOMEOWNER (HO) STATUS	Follow Up
11077	Bay Wind Court	3/20/2005	Antenna violation	No response from HO	2nd letter?
9376	Bearwalk Path	3/31/2005	Inoperable boat in yard	Boat Removed April 10, 2005	none
9396	Bearwalk Path	3/31/2005	Inoperable boat in yard	Boat Removed April 10, 2005	none
9344	Hernando Ridge Road	2/22/2005	ATVs on street & common areas	HO responded quickly and indicate that he would discontinue operating the ATVs on streets and common areas	2nd letter?
9401	Hernando Ridge Road	1/31/2005, 03/17/05	New construction inadequate sod	No response, send second letter March 17, homeowner called to discuss. Advised HO that they needed to comply with instructions in letter by April 1, 2005. No response from HO on issue but filed complaint on neighbors' boats	Legal Action, also owes dues
9167	Niagara Road	2/1/2005	Lack of lawn maintenance	Second letter sent Mar 17th, HO called on Mar 21 and indicated that he would submit a plan for correction. Plan receive Mar 28 and accepted. Need to check status on June 1st	June 1st
10490	Ramble Ridge Court	1/28/2005	Garage Construction no ARC review	Builder submitted drawings for review	none
10120	Shortleaf Court	10/22/2004, 02/08/05	Palmwood builders trespass & damage adjoining lot	Tom Champion of Palmwood agreed to remove trash and sod lot	April 13th not completed
9336	Tooke Shore Drive	3/20/2005	No ARC review of second shed	HO needs 6 months to replace with garage. Request BOD allow until garage is completed.	BOD discussion
9427	Tooke Shore Drive	3/17/2005	Inoperable van in yard	HO removed van before April 1st	none
9531	Tooke Shore Drive	1/10/2005	Golf Cart on common areas/streets	Second complaint received and sheriff dept called on March. Mrs. HO called RLF on March 7th to discuss and indicated they would stop driving the cart and try to get it legally licensed for use on the streets by licensed drivers.	monitor
9465	Whisper Ridge Trail	3/17/2005	Antenna violation	No response from HO	2nd letter?
11276	Woodland Waters Blvd	2/13/2004, 02/24/05, 04/01/05	ATVs on street & common areas	HO indicated in writing on Mar 1 that our information was wrong, second complaint March 25th sheriff called, HO called after April letter and let voice message that again our information was wrong.	legal Action?
11335	Woodland Waters Blvd	2/2/2005	Garage Construction no ARC review	Builder submitted drawings for review	none

**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.**

**March 10, 2005**

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on March 10, 2005 at 5:30 p.m. The President, Richard Firebaugh welcomed everyone to the meeting and asked the members in attendance to do self introductions. He also announced that the meeting will be recorded.

All of the members of the Board of Directors were present except Walter Viveiros. Carl Clemente arrived approximately 30 minutes late.

The President called the meeting to order and directed the Secretary to read the minutes of the last Board of Directors meeting, which was held on February 10, 2005. Helen Battistrada made a motion to approve the minutes which was seconded and the motion was carried.

The President then directed the Treasurer to review the Year to Date Financial Statement ending February 28, 2005 which is attached as Exhibit "A". Discussion was opened to the floor. The President reported that approximately 14% of the members have paid their dues. Al Rabbat made a motion to approve the Financial Statement. The motion was seconded and carried.

The President reported on the status of the property transfer at the entrance from the Developer to the Homeowners Association of Woodland Waters, Inc. Swartzel Properties has submitted to the County a number of different documents to allow for the transfer of the entrance

to the association. They have been following up on what the county has requested for additional information. The county requested a permit from the transportation department because of the frontage road issue. The permit has been submitted as requested. The county then requested that the developer provide a hold harmless statement to the county. The developer is doing what they can and responding in a timely manner to the county on a number of different requests.

The President requested that Eldon Ward report on the Annual Audit for 2004 and our Federal Tax documents. Eldon had received a quote for \$600.00 per year to prepare all the year-end audited financials and all the tax returns from Pamela McKinney. We were actually charged \$ 200 for these services. The filing of tax returns will be submitted by March 15<sup>th</sup>. There was a question from the floor about the \$ 61.25 for "Taxes" on the Income Statement. None of the Board members could explain the item. We will get with Lyndra for an explanation at the next BOD meeting.

The President opened the discussion on collection of past due annual fees. We sent out a reminder February 1<sup>st</sup> and suggested sending out a final notice on April 1<sup>st</sup> with notification that the parcel owner will be responsible for late fees, lien fees, and notification that we will lien the parcel on June 1, 2005. Al suggested giving them a minimum of 14 days before we turn their account over to a collection agency. The President made a motion that after consulting with our attorney on or about April 1<sup>st</sup> we send out a final notice with appropriate late fees. Eldon Ward seconded the motion and it was carried.

The President updated those in attendance that we sent out three letters to owners of unlicensed vehicles advising them of issues with ATVs and golf carts. The owner of the golf

cart has continued to drive the vehicle on community streets and the sheriff was called. The golf cart had returned to the home by the time the sheriff arrived. Al suggested that we start fining those in not compliance up to \$ 100 per occurrence as per Florida Statutes. Elaine Underwood suggested a schedule of fines based on the type of deed restriction violation. The Board will continue to provide the community information related to deed restriction issues, fines, and enforcement requirements. No formal Board action is required.

The President updated those in attendance on the theft of the pond fountain. We have received a quote for over \$ 10,000 for replacement. We have insurance coverage of \$ 5,000 with a \$ 500 deductible. We need to go out for bids for replacement. Ambrose Tricoli handed out a water aerator (see attached) that costs about \$ 1469 plus installation. He felt that we could purchase and install our own unit complete for less than \$ 1,000. The President suggested that we prepare a proposal including our volunteer labor costs. We should contract for electrical services since insurance will cover it. Ambrose Tricoli will come back next month with a proposal.

A member from the floor brought up the issue of continued damages to the homeowner's property and sprinklers along Woodland Waters Blvd where construction vehicles run off the pavement and into the grass areas. This is a real problem on corner lots with large haulers such as land clearing. The President suggested we contact the County (Greg Sutton) to discuss possible options for reducing damages and possible reroute of construction traffic. The member indicated that she contacted the Home Builders Association. Tom Richards will also discuss the issue with the County Development department.



The President than gave a report on the Records Committee. The community requested that the Board look into the cost of managing the HAWW, currently being managed by Swartzel Properties. The committee looked at four options.

Option 1 – Continue doing it the same way with Swartzel Properties.

Option 2 – Continue doing it the same way with a third party.

Option 3 – Have Swartzel (or a third party) continue with a portion of the responsibility with members taking over a part.

Option 4 – Have the members take over all responsibilities.

Option 2 evaluation: We did go out for bid and received one bid at \$ 500 per month (10% higher) and the second company we contacted declined to submit a proposal because of their existing work load. Tom obtained information that Sugarmill is paying much higher than we are on a per parcel basis. Our decision was that Swartzel Properties is the best option if we “Continue doing it the same way”.

Option 3 evaluation: The committee prepared a “Proposed Restructuring of the Management of HAWW” proposal for Board review (attached to minutes). We felt that the ARC, President, Treasurer, and Secretary should take on the tasks listed and we should stay with Swartzel Properties for the “Central Records” function. We feel this will reduce our monthly fee from \$ 450 to \$ 200 and still have the same level of service. We feel the Lyndra’s experience and knowledge is a valuable asset and well worth the \$200 it would cost. It will also cost us at least the same amount to rent storage space, obtain a telephone number, purchase a computer/fax machine, etc.

Richard Firebaugh made a motion to approve the third option which is the “Proposed Restructuring of The Management of HAWW” and negotiate with Swartzel Properties for the restructured services. Eldon Ward seconded the motion. Al Rabbat objected to the additional

## Minutes

March 10, 2005

workload for the Secretary. The vote was Richard Firebaugh, Eldon Ward, and Helen Battistrada for the motion; with Al Rabbat and Carl Clemente opposed. Motion was passed.

Ambrose Tricoli was named committee chairman by the Safety and Beautification committee. Ambrose submitted a proposed budget for the approval of the Board (attached). There was discussion on a number of the budget items. The issue of replacing the old bulletin boards was reviewed and the need to insure that commercial advertising be banned unless they pay to have their advertisement posted in the locked box. We may need an additional locked bulletin board strictly for advertising. Denise Jolliffe gave an update on Neighborhood Crime Watch (handout attached) and the required meetings that core leader would need to attend. There is also a program call Crime Watch where we would be given a patrol car and persons would have powers to enforce laws. The President made a motion to give Safety and Beautification committee \$1000 and that the committee provides receipts for all expenditures. It will be the responsibility of the committee to justify how the monies are to be spent. The motion was seconded and carried.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at 7:40 p.m.



Albert Rabbat, Secretary

Approved:

  
Richard Firebaugh, President





**Solid Cedar!**

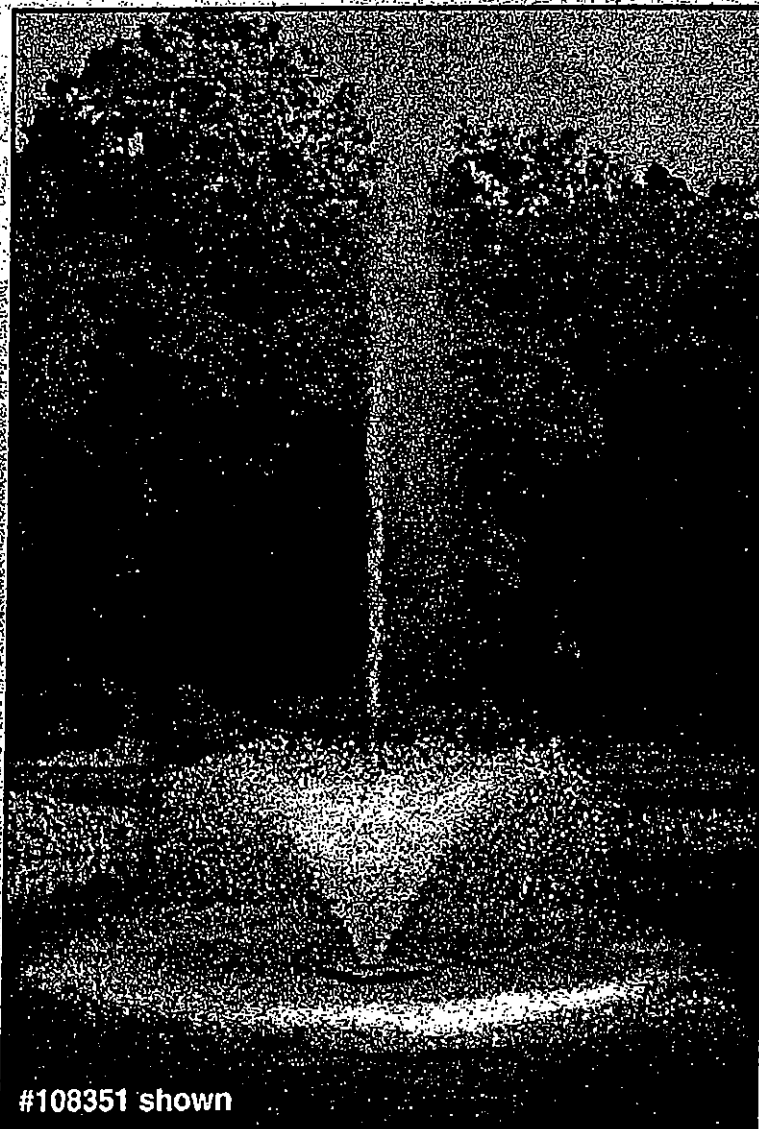
**Water Aerator Helps Keep Your Pond Sparkling Clean!**

- 110V, 1/2 HP, oil-free motor is environmentally safe, UL listed and CSA approved
- Pumps 400 gallons per minute!

Attractive, fountain-action aerator boosts the quality of pond water for golf courses, public and industrial parks and other small bodies of water. Helps keep fish alive. Helps prevent odors and the growth of algae and stagnant vegetation. Keeps water in motion to inhibit breeding of mosquitoes. Improves water quality for irrigation and other purposes, too. 7-to-9 feet high, 10 to 24 feet in dia. 70-ft. power cord. For cords over 70 ft., ask your sales rep. UV-protected float. **Factory shipped; see order form.** Ship Wt. 60 lbs.

Item# 108351-1517  
Was \$1079.99

**SALE**  
**\$999<sup>99</sup>**



#108351 shown

**Skyward Big Shot™ Fountain**

- Pumps 50 gallons per minute!

The Big Shot Fountain creates a breathtaking cascade of water that sounds as beautiful as it looks. It now comes with an adjustable head. The 1/2 HP/110V system Big Shot Skyward Fountain emits a single skyward jet pattern surrounded by a mushroom shaped spray pattern. Spray pattern is 15 to 25 feet high and 10 to 15 feet in dia. Mushroom nozzle shoots at 45° and both skyward and mushroom jets have adjustable nozzles. 70-ft. power cord. For cord over 70 ft., ask your sales rep. Otherwise similar to Item# 108351. **U.S.A. Factory shipped; see order form.** Ship Wt. 63 lbs.

Item# 1083525-1517

Discount Price **\$1469<sup>99</sup>**

**Light Kit for Fountain Pumps**

Spectacular night lighting of your fountain. Light kit for Items# 103851 and 103852 are easy to install. 110V, with two lights, mounting brackets and 70-ft. cord. **U.S.A. Factory shipped; see order form.** Ship Wt. 15 lbs.

Item# 1083522-1517

Discount Price **\$789<sup>99</sup>**



#160138 shown

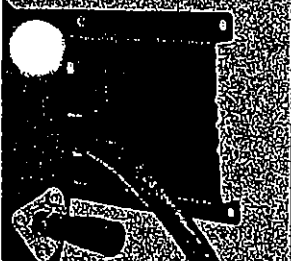
Discount Price

**\$99<sup>99</sup>**

**\$99<sup>99</sup>**

**\$99<sup>99</sup>**

**\$99<sup>99</sup>**



**PROPOSED RESTRUCTURING OF  
THE MANAGEMENT OF HAWW**

**A. Central Records**

1. Corresponding with attorneys, title companies and finance companies on new mortgages, refinancing and re-sale of properties, requesting information regarding HOA dues and assessments.
2. Follow-up with attorneys and title companies on the re-sale of properties by obtaining information on the new owners.
3. Sending out welcome letters to new owners including auto decals and information sheet on ARC when it is a vacant property.
4. Maintaining records on non-construction.
5. Sending yearly letters with billing on non-construction. Follow-up if assessment has not been paid, requesting attorney to file lien.
6. If yearly Assessments have not been paid after five (5) years, presenting information to Board for them to vote on the initiation of foreclosure.
7. Answering telephone calls/or making sure information is forwarded to proper person for response.
8. Proper storage of all Homeowner Association documents and records
9. Maintain Copy of all Contracts for services

**B. Revised Responsibilities of ARC**

1. Receiving plans, performing quick review, conduct formal ARC committee review.
  - a. Sending out approvals, conditional approvals or declines where appropriate
  - b. Sending letter to member on ARC's actions
  - c. Follow-up if plans were not complete when submitted (mostly missing colors)
  - d. Contacting owners/builders if construction has started and no plans received.
  - e. Forward a copy of any communication from the ARC to Central Records
2. When plans are received and the property is in non-construction status, collecting the pro-rated fees for non-construction

**C. Revised Responsibilities of HAWW President**

1. Prepare agendas for all Board Meetings
2. Preparing all tasks involved for the Annual Meetings, including reserving hall, along with preparation of draft documents for mailing.

**D. Revised Responsibilities of Treasurer**

1. Going to the Banks and HAWW mail box
2. Preparing annual proposed budget
3. Setting up and maintaining a breakdown of the expenses on common areas
4. Setting up and maintaining records on paid homeowner dues
5. Writing monthly checks and balancing monthly bank statements
6. Setting up and maintaining monthly income/expense statements
7. Preparing and mailing IRS 1099 forms where appropriate
8. Mailing notices for annual dues, collecting and record keeping of all dues collected
9. Follow up with reminder notices until all dues have been collected.
10. Gathering all year end accounting information for the CPA

**E. Revised Responsibilities of Secretary**

1. Mail HAWW correspondence and visit HAWW mail box
2. Purchase Office Supplies
3. Recording, taking and preparing minutes for Board Meetings and Annual Meetings
4. Prepare attendance reports of Board and Annual Meetings
5. Obtaining and maintaining certificates of insurance on contractors doing work for the Homeowners Association
6. Preparation of correspondence
7. Maintain copy of all contracts for services
8. Obtain liability insurance

Safety & Beautification purposed budget 2005.

- 1) 3 pindo palms to be planted opposite of bulletin boards. -----\$ 450
  - 2) Flats of flowers ( 50 flats at \$10 per ) to be planted at front Entrance & in front of the enclave 2 to 3 times a year. -----\$ 500
  - 3) Holiday decoration (lights around front entrance & front Of the enclave) -----\$ 300
  - 4) New cork boards for mail box general use -----\$ 75
  - 5) Signs for gutters & leaders -----\$ 100
  - 6) Concrete for back of front mail box area. -----\$ 100
  - 7) Fee for meeting for neighborhood crime watch -----\$ 150
  - 8) Supplies for annual spring clean up day (Plastic bags, gloves, paint, cleaners etc.) -----\$ 200
  - 9) Misc. supplies for the year 2005 (light bulbs, repairs to Equipment, Waters edge Park fence repair & other supplies) --\$2,000
- Total: -----\$ 3,875

## Woodland Waters Safety & Beautification Committee

### Safety long range planning:

- 1) Safety of pedestrians along Woodland Waters Blvd is the number one major concern. Speed bumps and or widening the Boulevard were determined to be not in the best interest to homeowners. The conclusions of the committee were to look into the possibility of sidewalks on one side of the boulevard. This could be done with help from the county (they do own the right of way), or maybe a 50 / 50 split of the costs. There maybe grants (state or federal) available. These are being looked into by the committee. The committee would encourage the board of director to consider starting a saving account earmarked for this project. This project could be done in phases or funds could be financed
- 2) Neighborhood watch program. There was at one time a neighborhood watch program; there is a sign up near the front mailbox area. This program consists of residents attending several workshops by the sheriffs dept. There is a charge for this for a hall rental and the salary of the instructor. The development will be made up of 450 homes very soon; a private patrol made up of volunteers similar to others in the area may also be an option. The state also has a program that may provide a marked auto for this purpose.

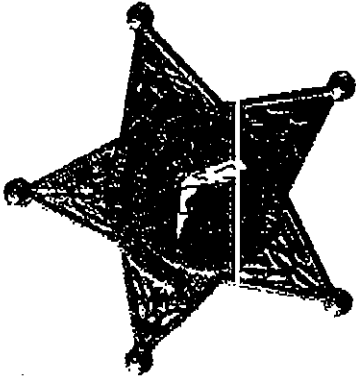


# Woodland Waters Safety & Beautification Committee

## Beautification long range planning:

- 1) Updating front entrance waterfalls:
  - a) repainting or attaching corian or granite or other solid surface materials on wall of waterfalls to prevent staining.
  - b) Solicit an artist to do a rendering of an improved waterfalls & front entrance.
- 2) Removing trees in front of falls and relocating power pole. (have already spoken to the power company)
- 3) Replacing letters or repainting
- 4) Building small retaining wall around pond.
- 5) Replacing stolen pump on south pond. (looking into options as to provide a pump that could not be stolen )
- 6) Securing all pumps and control units. ( some sort of concrete enclosure)
- 7) Tennis courts:
  - a) The wind screens were destroyed in the storms of 2004. Replace.
  - b) West side of court has roots pushing up the surface of the court. This is dangerous we feel that if we are to replace this we might look into the possibility of building another court.
  - c) The roof on the tennis court shelter has wind damage and needs to be repaired.
  - d) The handicap parking space needs to have fill or stone placed around edge to eliminate a 4" to 5" step.
  - e) Playground equipment is old and outdated; changing to vinyl clad metal equipment may be an option.
- 8) Remove trees in the center divide of the Boulevard and replace with palms.

## Do Your Part in the Neighborhood...



Help us **FIGHT** against  
crime in your area by  
joining your local

## **CRIME WATCH PROGRAM**

For more information, please contact the  
Community Services Division of the  
Hernando County Sheriff's Office at  
754-6830 x310.

### **What is Neighborhood Watch?**

Neighborhood Watch is simply "neighbor looking after neighbor." You watch out for your neighbors' homes while they are gone and they in return do the same for you. All suspicious activity is immediately reported to the Sheriff's Office.

### **Neighborhood Crime Watch is Free!**

All too often, residents think it costs something to belong to the program. It doesn't cost a dime but a little bit of your time. Any money collected from donations should be carefully accounted for and deposited in an account under the name of your Neighborhood Watch Program.

### **Neighborhood Watch Program**

Neighborhood Watch Programs have become a highly successful crime prevention technique in the reduction of crime in many communities throughout the U.S. The major goal in the organization of the Neighborhood Watch is to change the **ATTITUDES** of the community members from apathy to concern and involvement. **Next** invite the Sheriff's Office Community Coordinator to your first community meeting in order to establish leadership and guidance.

The first phase in the setup of your program will be to **establish a communication system** in order for community members to communicate with each other, as well as law enforcement. Remember law enforcement and the community will be working together

more closely in order to maintain the success of the program.

The second phase is used to **organize block captains** and to discuss placement of Crime Watch signs. The application process will also be discussed during this phase.

The third phase is **home security**. Your Community Coordinator will assist you and the residents of your community with up to date information on "making your home safer."

It is important to remember, Neighborhood Watch signs **DO NOT** prevent crime. Signs and decals act only as a notice to the potential criminal, "commit a crime in our neighborhood and the chances of you being seen, reported and arrested are very good."

Ask your Community Coordinator how you can **earn** signs for your neighborhood.

### **Patrols**

Patrolling the neighborhood in your personal vehicle is **NOT** a requirement to be recognized as a Neighborhood Watch area. Should your neighbors wish to start a patrol, then the Sheriff's Office Community Coordinator will discuss proper procedure and training in order to be officially recognized.

"Neighborhood Watch is getting people involved in crime prevention, making the homes in your community less of a target and being good neighbors to one another."

MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

February 10, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on February 10, 2005 at 5:30 p.m. The President, Richard Firebaugh welcomed everyone and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except Walter Viveiros whose absence was excused.

The President called the meeting to order and directed the Secretary to read the minutes of the last Board of Directors meeting, which was held on January 13, 2005. Helen Battistrada made a motion to approve the minutes but questioned that the final decision on the new lawn maintenance company was not discussed in the last board of directors meeting. The President then referred back to the December 9, 2004 meeting, (a motion was made that Dwayne Toohey be given the opportunity to meet the bid from US Lawns and meet the criteria that is necessary to do the job, and if he was not willing to do that, then US Lawns be awarded the contract for a one year period). The President then reported that he did contact Dwayne Toohey and he was not willing to change his bid. The contract was awarded to US Lawns. Carl Clemente seconded the motion to approve the minutes and the motion was carried.

The President announced that Diane Rowden, Hernando County Commissioner was invited to attend this board of directors meeting to listen to the concerns of the community regarding unlicensed ATV's, motorbikes, etc. on development streets, easements and private property. He welcomed the Commissioner and opened the discussion to the floor from those who have experienced problems. Mr. Norman Hatch of 11336 Woodland Waters Blvd, who backs up to the power line easements said in the last two months, these ATV's have literally started racing in this easement. He has been in contact with the sheriff's dept. It is both residents of Woodland Waters and non-residents who are in violation of the ordinance along with trespassing. He has spoken with Richard Firebaugh, President of the Association, giving him the name of the residents who are in violation. He has been in contact with the new developer (through Gary Meyers) who will be developing Phase Six. He has contacted a fence co. and is willing to pay for a fence across the back of his property; however, this will not stop our own residents nor will it stop anyone coming in from the north. He expressed that they need help from the county to take more control

Richard Firebaugh then commented on the problem and the noise in Phase Five especially on the weekends. Again, there is a thousand acres of undeveloped property that backs up to Phase Five that the ATV's are making trail and coming into Phase Five and riding through the retention areas.

Ralph Casanova of 9392 Hernando Ridge Road spoke and stated that he was also having problems on his property on the weekends. He has contacted the sheriff's dept. and in most cases they have responded.

Besides a nuisance, destruction of private property, it is also a safety issue. They are driving these unlicensed ATV's on the streets of the development.

Commissioner Diane Rowden then commented, this is not an isolated problem in Hernando County. The ordinance has been improved about two years ago, and she will get a copy of it. She indicated that she will get with Sheriff Rich Nugent and pull up records of the complaints. She will see if Sheriff Nugent, the administrator, Gary Adams, Gordon Colburn from Withlacoochee River Electric and anyone else she can think of who would be key players to getting a solution to this problem to attend the next board of directors meeting, She encouraged that the homeowners in the community document everything with dates and times and suggested the use of video cameras.

The President than suggested that as a community, there were things that they could be done internally. First of all the deed restrictions in all Phases prohibits the use of unlicensed vehicles, once we know who the violators are, we can send letters stating that they are in violation and request that they stop immediately, or we will take other actions against them. He suggested that notices be placed on the bulletin boards and put the word out in the community, also to post no trespassing signs and add the Sheriffs Dept. phone number. Suzanne Martin will make up notices and give to Eldon Ward to post in the Bulletin Boards from the Communications Committee. The President suggested that the Sheriff's Dept. Hot Line Phone Number be put on the notices in big red letters.

The President then directed the Treasurer to review the Year to Date Financial Statement ended January 31, 2005 and is attached as Exhibit "A". He then opened the

discussion to the floor. Carl Clemente made a motion to approve the Financial Statement. The motion was seconded and carried.

The President then reported that only approximately 64% of the members have paid their dues. He asked for some discussion on charging late fees. After some discussion, Helen Battistrada made a motion to charge 5% or \$5.00 for late payments, compounded monthly on dues received after the 15<sup>th</sup> of March. The motion was seconded and carried.

The President reported on the status of the property transfer at the entrance from the Developer to the Homeowners Association of Woodland Waters, Inc. Swartsel Properties has submitted to the County a number of different documents to allow for the transfer of the entrance to the association. They have been following up on what the county has requested for additional information. He has spoken with the County Development person on this and hoping that they will approve it now that Public Works has responded back with their comments on it. We should see by March 1<sup>st</sup> the two parcels up front would become our property. The developer is doing what they can and responding in a timely manner to the county on a number of different requests.

Eldon Ward reported that he received a quote for \$600.00 per year to prepare all the year-end audited financials and all the tax returns from Pamela McKinney. To do a monthly-unaudited financial statement would be an additional \$75.00 per month. The filing of tax returns must be completed by March 15<sup>th</sup>. Al Rabbat made a motion to stay with the company we have been using in the past. The motion did not carry. Carl

5  
Minutes  
February 10, 2005

Clemente made a motion to go with the lower bid of \$600.00. Richard Firebaugh seconded the motion and the motion carried.

The President reported that we have only received approximately 60 good ballots back properly signed and notarized out of 410 property owners. It was a very weak turnout. In the future we may decide on alternative ways to handle changes that we want to initiate in the By-Laws, They will be turned over to the Secretary, Al Rabbat.

The President reported that he had attended a Board of Directors Meeting at the Enclave. They were hoping to set up a mini-workshop to discuss issues that relate to the Enclave and to the whole Association such as the Architectural Review Committee, and Maintenance contract issues. The Enclave did not have a quorum so they would be unable to take any actions. After a lengthy discussion, the President stated that the entrance to the Enclave brings value to the community and everyone benefits. He proposed to get a price from our maintenance company to maintain to the fence and the entrance to the Enclave outside the fence. He will bring those figures back to the board for their decision.

The President than gave a report on the Records Committee. They have been meeting weekly for the past month. They have requested bids from other third parties to take a look at what it would cost for someone else do the management of the association. Another option is to do it internally. We should have all the information to bring to the next board meeting.

Eldon Ward reported that the Communication Committee has met several times in the past month. Ambrose Tricoli did an outstanding job on the bulletin boards. One member is working on a web site, another on a directory and another on a newsletter. The newsletter will probably be every other month. Another meeting is planned for next week and hope that there will be more to report at the next board meeting. The advertisement is being reviewed along with the phone book log.

Eldon Ward reported that he is looking into free checking with Sun Trust and suggested that we seriously entertain changing banks. Carl Clemente suggested that he contact Bank of America and see if they would lower their service charge. Eldon will get more information to present to the Board at the next meeting.

Ambrose Tricoli gave a report on the Safety and Beautification Committee. He reported that the bulletin boards were a group effort with several of the members. Also Fred Strotjohana worked with him every day and they split the costs. They have only had one meeting. They talked about some plantings around the Postal centers, flowers up front. They are planning a community clean up day in the spring, getting information on adopt a highway program, also for general information, if you see a street light out, call Withlatcoochee and give them the number on the pole. The President suggested that the number for Withlacoochee be posted with that information. He spoke with a homeowner who is redoing his landscaping. He will be redoing the retention wall. Ambrose spoke with him about him donating the blocks, which can be used around the waterfall on the north side. The next meeting is February 21<sup>st</sup>



Ambrose reported that he did check on the pump motor. It is a special pump that runs continuously. A new ½ horse pump motor runs approximately \$1600.00. After some further discussion, Al Rabbat motioned to have the pump motor repaired for \$491.40. Helen Battistrada seconded the motion and the motion carried.

There was discussion on the garbage and debris left at the construction site of new homes in the development by builders. Also the damage to the adjacent lots by the subcontractors and the tearing up of the right-of-ways. Carl Clemente made a motion for the Architectural Review Committee to look into the feasibility of the builders obtaining a performance bond. The motion was seconded and carried.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at 7:40 p.m.

  
\_\_\_\_\_  
Albert Rabbat, Secretary

Approved:

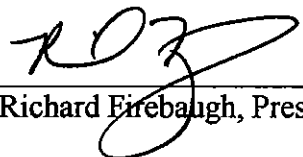
  
\_\_\_\_\_  
Richard Firebaugh, President

EXHIBIT "A"  
 HOA of Woodland Waters  
 Balance Sheet  
 January 31, 2005

ASSETS

Current Assets		
Bank of America	\$	14,600.64
Money Market		29,342.23
		43,942.87
Total Current Assets		
Property and Equipment		
		0.00
Total Property and Equipment		
Other Assets		
Prepaid Insurance		1,838.46
		1,838.46
Total Other Assets		
Total Assets	\$	45,781.33

LIABILITIES AND CAPITAL

Current Liabilities		
		0.00
Total Current Liabilities		
Long-Term Liabilities		
		0.00
Total Long-Term Liabilities		
Total Liabilities		
		0.00
Capital		
Fund Balance	\$	17,130.21
Net Income		28,651.12
		45,781.33
Total Capital		
Total Liabilities & Capital	\$	45,781.33

Unaudited - For Management Purposes Only

HOA of Woodland Waters  
Income Statement  
For the One Month Ending January 31, 2005

	Current Month		Year to Date	
<b>Revenues</b>				
Royal Highland Dues	\$ 3,000.00	9.50	\$ 3,000.00	9.50
Phase One Dues	5,280.00	16.72	5,280.00	16.72
Phase Two Dues	8,160.00	25.85	8,160.00	25.85
Enclave Dues	3,240.00	10.26	3,240.00	10.26
Phase Four Dues	4,560.00	14.44	4,560.00	14.44
Phase Five Dues	7,320.00	23.19	7,320.00	23.19
Non-Construction Assessments	0.00	0.00	0.00	0.00
License Plates	0.00	0.00	0.00	0.00
Miscellaneous Income	0.00	0.00	0.00	0.00
Interest Income	11.41	0.04	11.41	0.04
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<u>31,571.41</u>	100.00	<u>31,571.41</u>	100.00
<b>Cost of Sales</b>				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
<b>Total Cost of Sales</b>	<u>0.00</u>	0.00	<u>0.00</u>	0.00
<b>Gross Profit</b>	<u>31,571.41</u>	100.00	<u>31,571.41</u>	100.00
<b>Expenses</b>				
Attorney Fees	0.00	0.00	0.00	0.00
Recording Fees	0.00	0.00	0.00	0.00
Secretarial Fees	450.00	1.43	450.00	1.43
Postage	9.18	0.03	9.18	0.03
Office Supplies	12.70	0.04	12.70	0.04
Bank - Service Charge	34.20	0.11	34.20	0.11
Telephone	2.81	0.01	2.81	0.01
Parks & P.O.'s	0.00	0.00	0.00	0.00
Entrance Maintenance	2,120.33	6.72	2,120.33	6.72
Insurance Expense	229.82	0.73	229.82	0.73
Accounting Fees	0.00	0.00	0.00	0.00
Taxes	61.25	0.19	61.25	0.19
Street Light Assessments	0.00	0.00	0.00	0.00
Miscellaneous Expense	0.00	0.00	0.00	0.00
Annual Meeting	0.00	0.00	0.00	0.00
Extra BOD Mailing	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<u>2,920.29</u>	9.25	<u>2,920.29</u>	9.25
<b>Net Income</b>	<u>\$ 28,651.12</u>	90.75	<u>\$ 28,651.12</u>	90.75

For Management Purposes Only



MINUTES OF A MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

January 13, 2005

A meeting of the Board of Directors of Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on January 13, 2005 at 5:30 p.m. The President, Richard Firebaugh welcomed everyone and announced that the meeting will be recorded.

All of the members of the Board of Directors were present except Walter Viveiros and Carl Clemente who was late and their absence was excused.

The President called the meeting to order and directed the Secretary to read the minutes of the last Board of Directors meeting, which was held on December 9, 2004. Helen Battistrada made a motion to approve the minutes with the correction (Eldon Ward volunteered to handle the complaints on violations of the deed restrictions only temporarily until a committee is established). The motion was seconded and carried.

The President then directed the Treasurer to review the Year to Date Financial Statement ended December 31, 2004 and is attached as Exhibit "A". He then opened the discussion to the floor. Albert Rabbat made a motion to approve the Financial Statement. The motion was seconded and carried.

The President reported that we have had a request from one of the property owners to accept monthly payments on the \$1000.00 non-construction assessment and asked the board their opinion if they want to accept monthly payments and if so, do we want to make a finance charge for this service. After some discussion, it was the consensus of the Board not to accept partial payments. Albert Rabbat made a motion not to accept partial payments for non-construction assessments. Eldon Ward seconded the motion and the motion carried.

A report was given on the status of the property transfer at the entrance from the Developer to the Homeowners Association of Woodland Waters, Inc. The surveying has now been completed. The county has required an application to delete this property from the master plan. The application has been completed by the attorney and sent to the County with the required fees. It is presently in the hands of the County. Upon approval from the County, the deed will be prepared and it will be up to the Homeowners Association of Woodland Waters, Inc. to accept the property.

The President than brought up discussion on the year-end financials and annual audit. . J.S. Baillie, Jr., CPA has prepared all the year-end financials and all the tax returns in the past for \$1200.00. This is a large dollar amount and asked if competitive prices should be obtained. Eldon Ward made a motion for the board to go out to bid for the year-end financial statements and tax returns. Richard Firebaugh seconded the

motion. Helen Battistrada refrained from voting and Albert Rabbat opposed. The motioned passed with a 2 to 1 vote.

Richard Firebaugh then gave a report on the Records Inspection and Copying Committee. The existing members, Thomas Richards, Maria Palamaro, Faye Strotjohana and Richard Firebaugh met this past week, looking at bringing all the records into the association. Looking for a place to store the records that is climate control, easily accessible, and safe. Also looking at the responsibilities of the management company and bring to the Board some options and ideas of how to go forward with managing the association. They plan to meet weekly, so by the next board meeting have some ideas and recommendations and will research it with pricing.

Eldon Ward gave a report on the Communication Committee. They have one member working on a newsletter, one member working on a web site and a third on bulletins. He is hoping to have something ready to present to the Board at the next meeting.

In the absence of Walter Viveiros, Ambrose Tricoli gave a report on the Safety and Beautification Committee. Ambrose Tricoli gave an update on the building of the bulletin boards. He also contacted a homeowner in Woodland Waters that has a Seamless Gutter Co. on installing gutters on all three (3) post office locations. The homeowner is offering to install heavy-duty commercial gutters at no charge on three (3) sides of all three (3) locations if we would put a plastic sign up advertising his company. Eldon Ward made a motion to approve the plastic sign for a cost of \$20.00 per sign at all three locations.

Helen Battistrada seconded the motion and the motion carried. The President requested a certificate of insurance be submitted to the Association prior to any work being done.

Ambrose Tricoli requested that some money be budgeted for the maintenance of the postal centers and recreation locations. . The committee would like all three (3) postal locations to be pressure washed along with the play structures and gazebo, they would also like to add some concrete behind the first postal center. They are looking at approximately \$500.00. There will be another committee meeting and should have something to present at the next board meeting. Ambrose went on to say that the one bulletin board should be ready within two (2) weeks. All the labor and material was donated except the cost of shipping of the heavy plastic and frame.

There was some discussion on adding streetlights at the postal centers. Thomas Richards reported that he was in contract with Withlacoochee River Electric. The President than requested that Thomas Richards pass along the person's name to Lyndra Watson so she can send Withlacoochee a letter requesting information.

Eldon Ward brought up a discussion on needing volunteers or hiring someone to pick up trash at the entrance during the winter months. The maintenance people pick up trash, but they are on a twice a month contract during the winter months. Richard Firebaugh expressed that he would love to see the trash pick up be an internal effort on everyone's part.



The President than brought up a discussion on issues of Deed Restrictions. Eldon Ward was given temporarily responsibility to address the deed restriction issues. He now feels that they need a better system. Policy and procedure to handle complaints needs to be established. Albert Rabbat suggested that the ARC committee be the committee to investigate complaints. Eldon Ward suggested that there are consistent applications of enforcement of the restrictions. The President than announced a procedure to follow on handling complaints on deed restrictions issues; "Any complaints received against deed restrictions, will be submitted Lyndra, they must be in writing (either through, post office, email, or fax, and must be signed. Lyndra will log complaint and forward it onto ARC committee. The ARC committee will have thirty (30) days to investigate and respond to the person making the complaint and at that time a letter if needed, will be mailed".

Eldon Ward reported that he has negotiated with the church on a reduced price of \$25.00 a meeting. The President moved to accept the negotiated price. Helen Battistrada motioned to approve the \$25.00 per meeting hall rental for the second (2<sup>nd</sup>) Thursday of every month. The motion was seconded and carried.

The President than reported he had received a quote on the fountain repair for the entrance on the south side. It has been determined that it is a bad pump. A quote from Gulf Electric Motors to repair the 2 horsepower submersible pump was received for \$491.40. Ambrose Tricoli volunteered to look and try to fix the pump himself. The President suggested that he contact Gulf Electric Motors directly.

6  
Minutes  
January 13, 2005

There being no further business to come before this board upon a motion made,  
seconded and carried, the meeting was adjourned at 7:05 p.m.

  
\_\_\_\_\_  
Albert Rabbat, Secretary

Approved:

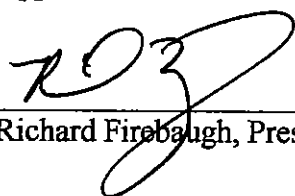
  
\_\_\_\_\_  
Richard Firebaugh, President

EXHIBIT "A"

HOA of Woodland Waters  
Balance Sheet  
December 31, 2004

ASSETS

Current Assets		
Bank of America	\$	731.11
Money Market		14,330.82
		<hr/>
Total Current Assets		15,061.93
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		
Prepaid Insurance		2,068.28
		<hr/>
Total Other Assets		2,068.28
		<hr/>
Total Assets	\$	<u>17,130.21</u>

LIABILITIES AND CAPITAL

Current Liabilities		<hr/>
Total Current Liabilities		0.00
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		0.00
Capital		
Fund Balance	\$	15,458.88
Net Income		1,671.33
		<hr/>
Total Capital		17,130.21
		<hr/>
Total Liabilities & Capital	\$	<u>17,130.21</u>

HOA of Woodland Waters  
Income Statement  
For the Twelve Months Ending December 31, 2004

	Current Month		Year to Date	
<b>Revenues</b>				
Royal Highland Dues	\$ 0.00	0.00	\$ 4,680.00	8.44
Phase One Dues	0.00	0.00	8,760.00	15.81
Phase Two Dues	0.00	0.00	12,840.00	23.17
Enclave Dues	0.00	0.00	5,520.00	9.96
Phase Four Dues	0.00	0.00	6,840.00	12.34
Phase Five Dues	0.00	0.00	10,560.00	19.05
Non-Construction Assessments	0.00	0.00	5,972.23	10.78
License Plates	4.50	43.60	13.50	0.02
Miscellaneous Income	0.00	0.00	123.75	0.22
Interest Income	5.82	56.40	115.74	0.21
Finance Charge Income	0.00	0.00	0.00	0.00
Shipping Charges Reimbursed	0.00	0.00	0.00	0.00
Fee Discounts	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Total Revenues	10.32	100.00	55,425.22	100.00
<b>Cost of Sales</b>				
Cost of Sales	0.00	0.00	0.00	0.00
Cost of Sales-Salaries and Wag	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Total Cost of Sales	0.00	0.00	0.00	0.00
	<hr/>		<hr/>	
Gross Profit	10.32	100.00	55,425.22	100.00
<b>Expenses</b>				
Attorney Fees	35.00	339.15	35.00	0.06
Recording Fees	10.00	96.90	10.00	0.02
Secretarial Fees	450.00	4,360.47	5,400.00	9.74
Postage	14.47	140.21	903.09	1.63
Office Supplies	94.70	917.64	1,307.91	2.36
Bank - Service Charge	20.51	198.74	197.07	0.36
Telephone	8.30	80.43	99.93	0.18
Parks & P.O.'s	370.00	3,585.27	6,896.08	12.44
Entrance Maintenance	3,063.33	9,683.43	33,448.68	60.35
Insurance Expense	229.82	2,226.94	2,091.16	3.77
Accounting Fees	0.00	0.00	1,200.00	2.17
Taxes	0.00	0.00	61.25	0.11
Street Light Assessments	0.00	0.00	216.72	0.39
Miscellaneous Expense	100.00	968.99	200.00	0.36
Annual Meeting	0.00	0.00	803.24	1.45
Extra BOD Mailing	0.00	0.00	883.76	1.59
	<hr/>		<hr/>	
Total Expenses	4,396.13	2,598.16	53,753.89	96.98
	<hr/>		<hr/>	
Net Income	\$ <4,385.81>	<42,498.00>	\$ 1,671.33	3.02

For Management Purposes Only

Guest Members who attended Board of Directors Meeting on January 13, 2005

5:30 pm at 10051 Country Road, Weeki Wachee, Florida

**SIGN - IN (Please Print)**

Name	Address
Bill Anderson	10281 Feather Ridge Dr
Tom Richards	8336 TOOKE SHORE DR.
PEGGY + CLARREL BIGBY	9480 TOOKE SHORE DR
AMBROSE TRICAW	10511 WOODLAND WATERS BLVD.
MICHAEL CIPKO	10201 RIDGE TOP LOOP
Richard ORTIZ	9446 BEARWALK PATH
SABINO ALVINO	9438 BEARWALK PATH
Strotjohann	9575 Whispel Ridge Trail
FRED PETERSON	9475 BEARFOOT TRAIL
Kevin Chadwick	Lot 3 Phase Five

\*