

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

January 12, 2006

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 January 12, 2006 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 December 8, 2005 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Elsie Kempsey 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 December Financial Report ending December 31, 2005 which is attached as Exhibit "A". He further stated that we have an overage of approximately \$54,236 due to the fact that many members have paid their dues prior to the due date. Denise Jolliffe made a motion to approve the Financial Statement and Ambrose Tricoli seconded the motion. The motion carried.

There was an extensive discussion regarding the Planning and Zoning Hearing which took place on January 9, 2006 regarding rezoning of the front entrance. There was a prior meeting regarding this and the developer was told to refine his plan and to come back with a new proposal. At the prior meeting many members were in attendance and objected to certain items specifically the rezoning of residential to commercial. At the January 9, 2006 meeting the developer basically proposed developing the commercial lots which were zoned commercial in the Master Plan. There is now a County Commission hearing scheduled for February 8, 2006. Norm Hatch is going to draft a letter to the County Commission encompassing our concerns which are the following:

1. Minimum of 50' setbacks on Woodlands Water Blvd. which were the same requirements of the homeowners in Woodland Waters;
2. Enclave – when Tract B is proposed to be developed, there be a minimum 100 foot vegetative buffer from the Enclave western most boundary; a 50' set back with a berm and vegetative buffer to run on the eastern side of lots 1, 2, 3, and 4, as well as the Woodland Waters Blvd. boundary;
3. Insure that that DRA is not filled in and developed with residential lots due to flooding issues that occurred in the past;
4. A traffic light be installed at Woodland Waters Blvd. and 19 with a traffic study be performed by the State.

The Board will also contact the developer prior to the February 8th meeting to address our concerns to the developer. Eldon Ward will also draft a petition.

There was a discussion regarding the data base of the members and Norm Hatch is updating it and circulating it to the Board.

There was no report from the Architectural Review Committee.

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. He stated that they did not have a December meeting because of the holidays. He indicated that volunteer Bob Eisenhower has contacted WREC regarding the street lights which are not working properly and he will work with them as they have certain requirements before coming out and fixing the lights.

Norm Hatch gave the report for the Communications Committee. He stated that the newsletter was delivered. The cost to produce the newsletter was \$373.13 and postage was \$44.40 for a total cost of \$418 and it was offset by advertising revenue of \$351 with a net cost of \$68.

Elsie Kempsey gave the report for the Welcome Committee. She asked that the Communications Committee add a paragraph wherein if a new member is interested in receiving informational brochures, they contact the Welcome Committee.

The Crime Watch Committee will be having their first meeting this month.

Eldon Ward advised that the web-site is being developed at this time and it was the consensus of the Board that each member would take turns monitoring the site. Eldon Ward will obtain some photos of our common areas.

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:

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Elsie Kempsey, Secretary

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

FEBRUARY 9, 2006

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 February 9, 2006 at 6:30 p.m. The Vice President, Ambrose Tricoli, 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 President Norm Hatch.

The Vice President called the meeting to order and the reading of the minutes of the January 12, 2006 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Elsie Kempsey to approve the minutes which was seconded by Tom Schaffer 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 January Financial Report ending January 31, 2006 which is attached as Exhibit "A". Tom Schaffer made a motion to approve the Financial Statement and Elsie Kempsey seconded the motion. The motion carried.

There was discussion regarding the County Commissioner's hearing held on February 9, 2006 which effects the development of commercial property at the front entrance of Woodland Waters. That hearing was postponed for 90 days by the County Commissioners who instructed the developer to meet with all interested parties (Woodland Waters, Happy Acres and Camp A Wyle) to discuss their concerns before bringing anything back. There was also an article which was brought to the meeting regarding the development of 3,700 homes north of Woodland Waters. Ambrose Tricoli advised us that he received a phone call from a Rose Atkins of Common Ground which is an organization run by the National Association of Realtors. Their purpose is to get all interested parties together and hopefully come to a resolution acceptable to all parties on development. Due to all of the development in our area, it was discussed that the "gated issue" may come back to the Board. We will have Norm Hatch include the article regarding the 3,700 homes in the next newsletter so that all members are informed. Ambrose Tricoli advised the members that there was a meeting with Mr. Schwatzel, Ambrose Tricoli and Norm Hatch wherein they discussed their concerns about the development. Mr. Schwatzel agreed to put in some attractive landscaping at his expense.

Fred Strotjohann of the Architectural Review Committee was asked to give the Board his report. He stated that we approved two homes and three sheds.

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. He stated that there will be a Spring Clean Up on April 8, 2006, at which time he would like volunteers to repair the dock and boat ramp at the Park. After some discussion, it was agreed that the Committee had enough money in their budget to purchase materials for this repair and there was no need for a motion. In the event the materials cost more than in the budget, the Committee will request the Board to approve the expenditure. There will be a lunch after the clean-up. Mr. Jolliffe also advised that we need maintenance on the south pump and the Board agreed that this repair is under standard maintenance. Mr. Jolliffe also advised that a tree that is in the front island will have to be removed as the root was causing problems with the water pipe. We will be in touch with the County regarding the removal of this tree.

Elsie Kempsey gave the report for the Welcome Committee. She advised the Board that she had posted notices on the bulletin boards for new residents to get in touch with her for information.

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February 9, 2006

Eldon Ward has requested that Suzanne Martin review the content of the Woodland Waters web-site and report back to us. Ms. Wooten agreed to do this.

Ambrose Tricoli felt that a Board monthly meeting is not always necessary and asked the Board's opinion. The Board agreed (Norm Hatch was not present) and it was the consensus of the Board that we would hold meetings every other month unless there is a pressing issue. We will definitely post the notice of meeting at least three days prior to the meeting. The Secretary will also post if we are not having a meeting.

Suzanne Martin asked the Board who was responsible for tree removal on Tooke Shore Drive in an area adjacent to her property. Eldon Ward volunteered to look into this matter and get back to her.

Treasurer Eldon Ward advised us that 51 members still have not paid their dues. He will be sending out a letter to those members.

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:

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Elsie Kempsey, Secretary

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

MARCH 9, 2006

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in the Wildwood, 10051 Country Road, Weeki Wachee, Florida in March 9, 2006 at 6:30p.m. The President, Norm Hatch, welcomed everyone to the meeting and announced that the meeting will be recorded.

All the members of the Board of Directors were present except for Secretary Elsie Kempsey.

The President called the meeting to order and the reading of the minutes of the February 9, 2006 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 Tom Schaffer 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 February Financial Report ending February 28, 2006 which is attached as Exhibit "A". Ambrose Tricoli made a motion to approve the Financial Statement and Tom Schaffer seconded the motion. The motion carried.

Treasurer Eldon Ward advised us that 15 members still have not paid their dues. One of these members has sold their property and we will be getting the dues from the Title Company at the close of escrow. Next year the Board will be able to create a mail merge to individually address the dues letter to each member.

Rich Firebaugh asked about bonding for the Board. Norm Hatch replied that most companies do not want to deal with homeowner associations when it comes to bonding. It was then discussed about having two signatures on the checks or for transfer of monies. Eldon Ward will check into that with the bank have a reply at the next meeting.

Next on the agenda was a discussion of the front entrance for Woodland Waters. Norm Hatch explained that there has been no new development since the Commissioners meeting last month. The developer will be having a meeting on March 14, 2006 at the Senior Center for the residents of Woodland Waters, Camp-A-Wyle and Happy Acres. At this time the developer will be presenting a design layout for the front entrance and answer any questions that arise. Norm Hatch also stated that the developer has met all the criteria from the P & Z and that the developer has gone beyond the requirements to include the requests from Woodland Waters. It was also stated that the developer does not intend to develop the land but will sell off the commercial parcels. There was discussion of buying parcel 5 & 6 and building that area into a clubhouse.

Dave Jolliffe of the Lifestyle Enhancement Committee gave their report. April 8 is the Spring Clean-Up Day and also the Get to Know Your Neighbor Picnic. We will be replacing the boards on the pier, clean – up trash from the different phases and add flowers to the front entry. Suzanne Martin raised the question of the liability of the pier project. Norm Hatch stated that we have to be negligent in order to be liable. Dave Jolliffe stated that he has 30 years as a general contractor and only one person will saw and one person will cut and as a board is removed a new board will be replaced. The LEC Committee has repaired the holes in the tennis court. They have called two asphalt companies and one has returned their call. We have gotten a bid to remove the pine tree at the front entry and it is on the list with the contractor to have that done.

Norm Hatch of the Communications Committee gave his report.  
Costs: Printing - \$ 235.00 Postage - \$ 39.00 = \$ 274.00 Costs  
Ad Revenue: \$ 473.00 = \$ 200.00 Profit

Eldon Ward presented a preview of the website for Woodland Waters. On the website are all the deed restrictions for all the phases, the by-laws and calendar of events. There is also a tab for the title companies to request information on assessment dues and the Treasurer will be able to respond. Past newsletters will be archived without the advertisements and the latest newsletter will be posted with ads. There was a discussion if we should charge a fee for archived ads. Eldon brought up the subject that we need to establish our URL name. [www.woodlandwaters.com](http://www.woodlandwaters.com) was being used by the developer. [www.woodlandwaters.org](http://www.woodlandwaters.org) and [www.woodlandwaters.net](http://www.woodlandwaters.net) were the other options that we have to choose from. The Board selected .org for the URL name but also stated that the association's legal name must appear on the home page. A member asked the question as to the website [www.woodlandwatersonline.com](http://www.woodlandwatersonline.com) and that is by Ralph Paulsen who is with the Hedick Group Realty. Ambrose Tricoli agreed to speak with Tom Hedick about this misleading cite.

Next discussion was on the maintenance requirements for vacant lots. Norm Hatch stated that on Phases I, II and the Enclave the maintenance is silent. On Phases IV and V the timing of maintenance is a requirement upon completion of construction. The residents of the Enclave want the Board to enforce the vacant lot deed restrictions. It was stated that the Enclave can only enforce maintenance for their roads, fence and security around fence. IF the Board goes on a homeowner's lot we may be trespassing. Ambrose Tricoli presented a new article stating that there was legal action taken on a homeowner's property and the jury voted in favor of the Association and the homeowner had to pay the lien fees. Denise Jolliffe made a motion for expenditure for legal advice on maintenance on vacant lots and what the Board can do. Eldon Ward seconded the motion.

Ambrose Tricoli met with a property owner who is building on Hernando Ridge Road next to the mailboxes. There was a question if the mailboxes and the palm tree were on his property. After explaining that the location of the mailboxes is decided by the postal service the homeowner decided to leave well enough alone. As for the palm tree the owner has not asked the Board to move the tree.

There being no further business to come before this Board upon a motion made, seconded and carried, the meeting was adjourned at about 8:00 p.m.

Approved:

Denise Jolliffe, Director

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

APRIL 13, 2006

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 April 13, 2006 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 except for Treasurer Eldon Ward.

The President called the meeting to order and the reading of the minutes of the March 9, 2006 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Elsie Kempsey 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, in the absence of the Treasurer, reviewed the month of March Financial Report ending March 31, 2006 which is attached as Exhibit "A". Mr. Hatch reported that we have collected dues from all except nine members, giving us a total account balance of \$65,418.70. The cash on hand includes \$10,000 which is in a special fund to pay for losses in the event of damage caused by storms and other hazards since we lack property insurance. Elsie Kempsey made a motion to approve the Financial Statement and Thomas Schaffer seconded the motion. The motion carried.

We further discussed that second notices of non-payment of dues will be sent and if we still have not received payment following the second notice, liens will be filed on those homes. Two of those nine members are delinquent on paying dues in 2005, and liens have been filed for both years. We will consult our attorney on moving to foreclose on these two properties.

Fred Strotjohann of the Architectural Review Committee was asked to give the Board his report. Mr. Strotjohann asked the Board to consider the approval of high quality metal roof material. The Board gave conditional approval to the ARC to research the use of metal roofing and give us a report with their recommended grade and quality requirements. Mr. Strotjohann also reported that he approved a retaining wall and a fence.

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. He stated that the Spring Clean Up on April 8, 2006, was a huge success. The dock has been replaced, the tennis court structure has a new roof and both parks now have metal entry gates. Several members did clean-up work around the common areas, as well as tending to the bushes, and the front entrance sign was repainted. After the work, a lunch was provided to the volunteers.

Norm Hatch gave the report of the Communications Committee. He stated that the newsletter would be distributed by the end of this month. One of the features in the newsletter will be the new Woodland Waters web-site. There will be an e-mail link to the Association. It will require the Board to monitor the e-mail and it was agreed upon that each month a different board member will do the monitoring. The address for the web-site is [www.woodlandwaters.org](http://www.woodlandwaters.org) and [www.woodlandwaters.net](http://www.woodlandwaters.net). Norm Hatch agreed to monitor it in May, Ambrose Tricoli in June and Denise Jolliffe in July.

The President gave an update on the March 14<sup>th</sup> joint meeting with the developer. The next meeting before the Board of County Commissioners is scheduled for May 10<sup>th</sup>. Present at the meeting were members of the Homeowners Associations of Woodland Waters, Camp-A-Wyle and Happy Acres. Developer Ed Swartzel was present with Don Lacey of Coastal Engineering. Our members reiterated our desire to

maintain the natural look and feel of the entrance and the corridor along Woodland Waters Boulevard. The developer previously agreed to give Woodland Waters residents "sign-off" of the landscape plan on the north and south sides of the commercial development. He also previously agreed to provide a 75' set-back along the western boundary of the Enclave and provide for a 50' natural vegetative buffer with 80% opacity. Areas that do not naturally meet 80% opacity would be landscaped to meet that level. We also requested that the eastern side of the north lots also be landscaped, perhaps with a berm, to also meet the 80% opacity level and cut down on the noise level from Hwy 19. Participants from Happy Acres and Camp-A-Wyle were primarily concerned with the frontage road. The developer replied he would gladly eliminate the road but the residents would have to convince the County Commissioners that it was unnecessary.

The next item on the agenda was a discussion on changing the monthly meetings to bi-monthly meetings to be held in even months. All Board members were in agreement due to the following reasons: attendance at the meetings is very low; board members are always in communication with one another via e-mail and telephone and in the event there was an issue requiring us to meet, the Board would hold a meeting and post it on all bulletin boards.

The next discussion was regarding retaining a new attorney to represent the Homeowner's Association. It was felt among the Board that our present attorney was not responsive enough and Ambrose Tricoli researched different attorneys and obtained a law firm whose specialty is homeowners associations. The firm is the Law Offices of Cianfrone & De Furio, 201 East Kennedy Blvd., Tampa, Florida and James R. De Furio of the that firm will be our new legal representative. Both Ambrose Tricoli and Treasurer Eldon Ward interviewed Mr. De Furio and both recommended him to the Board. He will be placing liens on properties that have not paid their dues and there will be no charge to the Association, as he will collect his fee upon collection of the lien. The hourly fee of this firm is presently at \$200 an hour. Ambrose Tricoli made a motion to retain the firm of Cianfrone & De Fuiro as our legal counsel and Elsie Kempsey seconded the motion. The motion carried.

The Board then discussed several deed violations and Norm Hatch had advised that he contacted the homeowner at 11726 Woodland Waters Boulevard and gave him 90 days to correct the violations. Mr. Hatch will follow this up with a letter to the homeowner. He also talked to the homeowner at 11260 Woodland Waters regarding his lack of watering his lawn. As homeowners are not maintaining their lawns for different reasons, a more consistent strategy regarding deed restriction violations will be discussed with our new attorney.

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:

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Elsie Kempsey, Secretary

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

JUNE 8, 2006

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 June 8, 2006 at 6:30 p.m. The Vice President, Ambrose Tricoli, 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 President Norm Hatch.

The Vice President called the meeting to order and the reading of the minutes of the April 13, 2006 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Elsie Kempsey 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 Board had invited the firm of Franklin & Company Property Management, LLC, a management company, to report on their services. Debra Perricone and John Franklin, Jr. of that company gave an extensive discussion of their services which include: accounting (dues collection, disbursements, financial statements, tax compliance, correspondence); sending and receiving all correspondence regarding Deed Restrictions as directed by the board or committee, attendance at board meetings, interfacing with Architectural Review Board, attendance at board meetings as required; contacting vendors regarding repairs or service, etc. The Board had extensive discussion with this company about the possibility of gating the community and we advised them that we have taken into consideration the advice of our attorney, and at this time, we are not going to pursue gating the community. The Board would have to decide what services we would require and at that time, they would give us a contract price. The Board is contacting other management companies to determine their services and costs before making a decision.

The Vice President then directed the Treasurer to review the month of May Financial Report ending May 31, 2006 which is attached as Exhibit "A". Elsie Kempsey made a motion to approve the Financial Statement and Denise Jolliffe seconded the motion. The motion carried.

The Board discussed the preparation needed for the Annual Meeting. The Annual Meeting will be held on October 12, 2006. The Secretary (or a management company, if we retain one by the time the information is to be mailed to the members), will prepare the letter and proposed Agenda once we have secured who will be running for the Board.

The Board advised the members that the developer has permission to develop his commercial lots up front. The frontage road will not extend to Camp A Wyle.

The Board had a discussion on the deed violations regarding boats, RVs, etc. The Secretary will draft a notice to members and the Communication Committee will also post a notice in the next newsletter. The Board reiterated that at this time we only contact a member regarding a deed violation, if we have a letter in writing, signed by another member.

The Architectural Review Committee did not give a report.

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. Mr. Jolliffe advised us that he had put in two new concrete park benches at the tennis courts; there is on-going work being done in the front pump house; and he had some irrigation repairs.

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June 8, 2006

Elsie Kempsey stated that the Welcome Committee had nothing to report this month.

As Norm Hatch was not present at this meeting, there was no report from the Communications Committee.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 8:00 p.m.

Approved:

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Elsie Kempsey, Secretary

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

AUGUST 10, 2006

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 August 10, 2006 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 except for Elsie Kempsey and Tom Schaffer.

The President called the meeting to order and the reading of the minutes of the June 8, 2006 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 July Financial Report ending July 30, 2006 which is attached as Exhibit "A". Ambrose Tricoli made a motion to approve the Financial Statement and Denise Jolliffe seconded the motion. The motion carried.

The Treasurer Eldon Ward read the proposed budget for 2007. It was noted that we may want a company to do the record keeping, especially for the Architectural Review Committee. As Mr. Ward reported to the Board, there will be only a \$15,000 carry-over and it was decided that we need to have more money in the account. Thus, a motion was made by Denise Jolliffe to increase the homeowner association dues by 10% to \$143 and Ambrose Tricoli seconded the motion. The motion carried.

The Board discussed the Annual Meeting which will be held on October 12, 2006. The packet will attach the question and answer segment given to the nominees. There were five nominees and one has declined. There will also be refreshments at the conclusion of the Annual Meeting. There was a motion by Ambrose Tricoli to approve the expenditure of \$500 for food and refreshments at the Annual Meeting and Denise Jolliffe seconded the motion. The motion carried. It was also discussed that the Board may want to amend the By-Laws allowing the Board to vote in other Homeowner Associations to be part of Woodland Waters Homeowners Association. There would be a separate ballot with the Annual Meeting packet for the members to vote on this. The Board will have the company of Sir Speedy handle the mailing of the Annual Meeting packet. There was a motion by Norm Hatch to nominate Denise Jolliffe to vote the proxies at the Annual Meeting and Eldon Ward seconded the motion. The motion carried.

The Nominating Committee advised that they had five people interested in serving on the Board; one of them who has since pulled out. The members were given three questions and asked to answer them, which will be part of the Annual Meeting Packet. The Board asked that the Committee check into the criminal background of each nominee.

The Board had a discussion on the issue of hiring a management company and it was decided that the Board will not do that and handle the management themselves.

There was a discussion regarding deed violation restrictions. There are two members that have been turned over to the attorney. The President felt that if we see a deed restriction to send a letter first asking that they correct the violation within thirty days and if is not done then, send a final notice attaching the first letter giving another two weeks and thereafter, it will be turned over to our attorney. There was further

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discussion if the Board could change the By-Laws to be able to fine people for deed violations. The President was going to speak to the attorney regarding this.

There was a discussion regarding Lake Hideaway (3700 new homes). Mr. Hatch reported that after discussion with Don Lacey (the engineer on that project) that they have no intention of connecting to Woodland Waters Blvd. The plan was for them to have two entrances; one on SR19 and one on Hexam. It will ultimately be up to the County.

The Architectural Review Committee was not present and did not give a report.

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. Mr. Jolliffe advised us that the mailbox in Phase 5 was leaning and not secure enough. A few members secured it and it is in good shape. There were some weeds up front that were taken care of and there are still some irrigation problems that are being resolved by the landscaping company. This will probably take place next year along with the wind screen on the tennis courts. We will have the County take down the dead pine trees in the center divide.

Norm Hatch gave the Communications Committee report. He advised that the newsletter that was published on July 1, 2006, the print cost as \$226, postage \$39.00 for a total cost of \$259.76; ad revenue of \$351.00 for that edition which gave a profit of \$91.24.

There was discussion regarding an easement from Mr. Schwartzel which needed to get recorded. A motion was made by Eldon Ward to accept the easement and have it recorded; Norm Hatch seconded the motion. The motion carried.

Mr. Hatch mentioned that after the Annual Meeting, there still needs to be a Regular Board Meeting for election of the officers.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 8:26 p.m.

Approved:

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Elsie Kempsey, Secretary

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

SEVENTEENTH ANNUAL MEETING

October 12, 2006

The seventeenth annual meeting of the members of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on October 12, 2005 at 6:30 p.m.

President Norm Hatch introduced himself and all the directors, and welcomed everyone. He had indicated that each member would be given an opportunity to speak, if they so wish, for three (3) minutes on a subject.

President Norm Hatch first commented on a "Member". Per Florida Statutes Chapter 720.301 (8), "a member means a member of an association, and may include, but is not limited to, a parcel owner or an association representing parcel owners or a combination thereof."

President Norm Hatch indicated that a "quorum" is "the presence at the meeting of members entitled to cast, or of proxies entitled to cast, a majority of the votes of each class of membership shall constitute a quorum for any action, except as otherwise provided in the Articles of Incorporation, the Declaration of these By-Laws, Per 720.306 "A quorum of the members shall be 30% of the total voting interests, or 122 members."

Mr. Hatch stated that our first act of business needs to be to request two (2) members to volunteer to certify the election. Your responsibility is when the ballots are cast, to look at the ballots and make sure that they are properly filled out. He requested that two (2) members volunteer to serve as election inspectors and assist with the counting of the votes. Carl Clemente and Raymond E. Klie both volunteered. Secretary Elsie Kempsey shall report the findings as certified by the two election inspectors.

While waiting for the results of the attendance count, President Norm Hatch read the minutes of the sixteenth annual meeting of the Members which was held on October 13, 2005. There was objection to the minutes being a typo in a date and after being so noted, a motion was made by Eldon Ward to approve the minutes and Ambrose Tricoli seconded the motion. The motion carried.

Treasurer Eldon Ward reviewed the Compilation Report for 2005 prepared by Pamela R. McKinney, CPA of Fonzo & McKinney, CPA'S which was available to each member at the Meeting. Upon motion made, seconded and carried, the Compilation Report for 2005 was accepted as presented. A copy of the Report is attached to these minutes as Exhibit "A".

Treasurer Eldon Ward then reviewed the budget for 2007. A question came from the floor why attorney's fees were forecast at \$10,000. It was explained by President Norm Hatch that it is a forecast and we anticipate deed violation restrictions which will be turned over to our attorney for action, and the money must be paid up front. Mr. Hatch explained the procedure that we follow prior to forwarding it to the attorney is to attempt to resolve it with the member via a phone call or letter, but in the event we cannot have it resolved, it is sent to the attorney to handle and if we are successful, we will receive our fee back. Another question was why can't all phases have consistent deed restrictions. Mr. Hatch explained that some phases may not want to change their restrictions to comply with other phases and it would be a lengthy and expensive process to complete. There needs to be a 75% vote of the membership and in 1995 the membership attempted it, but it was defeated. Mr. Hatch advised the members that we will place this item on the next meeting's agenda for discussion. Another question came up regarding the expense for an item called "street lighting" on the budget. It was explained that this is actually the electric bill. Another member suggested that since the poinsettias we placed at the front entrance last year did not stand up well, we replace it with plastic flowers or none at all. It was the consensus of the membership that we do not place plastic flowers at the entrance.

The President advised that Denise Jolliffe has been appointed by the Board of Directors as the Proxy Chairperson to vote the proxies for the members at this annual

meeting on the election of the two directors along with any other matter to come before this meeting. He asked if there are any other individuals that request to exercise the proxy rights of Association members? He explained “proxy voting per Florida Statute 720.306(8) – the members have the right, unless otherwise provided in this subsection or in the governing documents, to vote in person or by proxy. To be valid, a proxy must be dated, must state the date, time, and place of meeting for which it was given, and must be signed by the authorized person who executed the proxy.

Secretary Elsie Kempsey then gave the Attendance Report, announcing that there were a total of 186 members (both present and by proxy) in attendance. She declared that a quorum was present and the meeting was lawfully convened. The Attendance Report is attached to these minutes and labeled Exhibit “B”.

While the Election Inspectors are validating the proxies for the election, the President had open discussion. First, the election is for a Board of Director and not an officer position. He further explained the process once the report from the nominating committee is given of who has been nominated; we will then open the floor for nominations from the floor. Each member has been given a Ballot. If you choose a write-in candidate, you must put their name on the ballot and then mark the ballot.

There was discussion regarding the proxy amending the Articles of Incorporation allowing the Board to annex adjoining developments without the need to receive 2/3rds of the vote of the membership. Norm Hatch explained that one of the advantages would be additional revenue. A question was raised how would the deed restrictions of these other Homeowners would affect us if they joined. The Board advised that they would have to review the particular HOA and make the decision at that time depending on their deed restrictions. Another question raised was would the developer have any votes. It was explained that at this time the developer has no votes. Another member was concerned with the Board's power over this. It was reiterated that the Board is made up of seven people and not one person and it would have to be a majority vote of the Board.

While the ballots were being counted, Dave Jolliffe of the Lifestyles & Enhancement Committee was asked to give his report to the membership. Dave discussed the many improvements that were made during the year including: a new dock at the picnic area, metal gates and the tennis and picnic areas, clean-up of the north waterfall pond which had ten years of muck and leaves; overhaul of the pump; the building and installation of the fountain at the south pond; new roof and cover on south pump house; installed two new irrigation controllers; fixed major leak in irrigation pump, pruning of shrubs and trees in the front area, clean-up of trash in all phases, spot repair of

the tennis court, new roof on tennis court and installation of two new concrete benches on the tennis court. This was all done (except for materials) on a volunteer basis and advised that the Committee is always looking for additional volunteers.

Fred Strojohann of the Architectural Review Committee gave his report. He currently has eight active members on the Committee and introduced the members. As of October 15, 2005, eleven homes, eight garages, five fences and seven sheds have been approved by this Committee.

Norm Hatch gave the report of the Communications Committee. He hoped that the people are more informed by the newsletter as that is the purpose of the newsletter. He would like more input from members and what they would like to see in the letter. Since February, 2006, the newsletter is generating a small profit due to advertising revenue and encouraged the membership to utilize the services of those who contribute to the advertising.

Tom Schaffer gave the report of the Nominating Committee. He mentioned that with the help of Karen Tricoli, they have received resumes and always still need people, in the event an opening on the Board becomes available.

Jack Sweeney gave a report on Crime Watch. He and John Pullin attend the Sheriff's meetings and basically asked that if you see something suspicious in your area, call 911. He asked if anyone would like to join as a captain and asked that they contact him.

Secretary Elsie Kemspey reported that the ballots were collected regarding the nominations of the directors. She announced that Norm Hatch received 50 votes in person and 45 by proxy for a total of 95; Jane Heid received 31 votes in person and 38 by proxy for 69 votes; John Pullin received 28 votes in person and 27 in proxy for a total of 55; and Tony Gonzalez received 13 votes in person and 22 by proxy for a total of 35 votes; the result being that Norm Hatch and Jane Heid would join the Board. The Election Tabulation Report is attached to these minutes and labeled Exhibit "C". She then reported on the proxy for the annexation of Homeowner's Associations which produced in favor: 45 by proxy and 47 in person for a total of 92. The vote against: 16 by proxy and 12 in person for a total of 28. As the result was 76% in favor it was passed.

There was a short discussion thereafter regarding the development of 3700 homes and Norm Hatch reported that he had spoke with the developer and the engineer and they do not want to tie into our roads. Their intention is to use a new entrance on Hwy 19 to the west Weeping Willow Road to the east and Hexam to the north as long as the County does not require that tie-into us.

At this time, the Board thanked Jane Heid for getting Quiznos to provide refreshments to us for this meeting. Ambrose Tricoli presented a plaque to Norm Hatch for the countless time he has volunteered to the community and his direction as President during his term.

Following a motion to adjourn the meeting and a second, the President then announced the Seventeenth Annual Meeting was adjourned. The meeting adjourned at 8:15 p.m.

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ELSIE KEMPSEY, Secretary

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

October 13, 2006

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 13, 2006 at 8:30 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.

A discussion regarding the financials ensued and Eldon Ward notified the Board that he will forward the financials to us.

The President called the meeting to order and the reading of the minutes of the August 10, 2006 meeting was dispensed with as the Board members had previously received a copy from the Secretary. A motion was made by Elsie Kempsey to approve the minutes which was seconded by Denise Jolliffe 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. Norm Hatch nominated Eldon Ward as President and Thomas Schaffer seconded the nomination. The motion carried. There was a motion by Elsie Kempsey for Norm Hatch to serve as Vice President and Denise Jolliffe seconded the motion. The motion carried. There was a motion by Denise Jolliffe to have Elsie Kempsey continue as Secretary and Norm Hatch seconded the motion. The motion carried. There was a motion by Norm Hatch for Denise Jolliffe to serve as Treasurer and Elsie Kempsey seconded the motion. The motion carried.

The Board discussed that we will hold a November meeting which will be held on November 9, 2006 AT THE Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida at 6:30 p.m .

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at 9:20 p.m.

Approved:

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Elsie Kempsey, Secretary

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

November 9, 2006

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 9, 2006 at 6:30 p.m. The President, Eldon Ward, 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 12, 2006 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 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 October Financial Report ending October 31, 2006 which is attached as Exhibit "A". Eldon Ward noted that the figure of \$4,250 for lawn maintenance is actually for two months maintenance. Norm Hatch commented that we have \$35,606.16 in assets but we expect a pike in legal fees due to deed violation enforcement. We do not anticipate any out of the ordinary expenses from now to year end. Norm Hatch made a motion to approve the Financial Statement and Tom Schaffer seconded the motion. The motion carried.

There was a discussion regarding the assessment letters and when they are mailed. It was discussed that early December they should be mailed as the assessment is due by January 31, 2007, and we will state the portion pertinent to the penalty in Article XI of the By-Laws in the letter. It was also decided that we will have Sir Speedy do the actual mailing after we supply the letter and labels to Sir Speedy.

Fred Strotjohann of the Architectural Review Committee was asked to give the Board his report. He stated that the approval was given to two fences and one shed last month. We further discussed a pending issue which the ARC is monitoring and awaiting permits.

Dave Jolliffe of the Lifestyles and Enhancement Committee gave their report. He had purchased some holiday lights for the front entrance. He stated that we will wait until next year to do the fall clean-up. As there are no volunteers for a holiday party, it was decided that we would not have one this year. The Committee is presently reviewing

three bids for the proposed well. He received bids in the range of \$3,800 to \$4,300 to drill the well. However, we would still need to have an enclosure which has not been budgeted. There was a motion made by Norm Hatch to give the Chair of the Lifestyles and Enhancement Committee the authority to accept a bid up to \$4,300 to have the well drilled and is to be accomplished by this year end, and Ambrose Tricoli seconded the motion. The motion carried.

Norm Hatch made the report for the Communications Committee regarding the newsletter. He stated that the next issue will be coming out next week. He further stated the web-site is up and running. The Committee asked that Mr. Hatch to include in the newsletter that there was a young man in the park shooting at squirrels, and that if anybody witnesses any unusual activity, they should phone the police.

The Board discussed an issue that came up at the annual meeting about combining all phases. As it requires a 75% vote of the entire majority to approve it, it would be very difficult to achieve and we will not be addressing that issue at this time. Denise Jolliffe asked Mr. Hatch to mention this in the newsletter.

The Board discussed that the next meeting will be in the even month, hence February 8, 2007.

There was a short discussion regarding having security patrol on Halloween. The Board agreed that we would definitely address this at our meeting on August 9, 2007.

Mr. Hatch advised the Board that he had attended a mediation for deed restriction violations. We received virtually all our fees and expenses that we incurred and the member was to correct the violation. However, during the process the member presented pictures of other deed offenders in Woodland Waters which had not received a deed violation and the member suggested this may be selective enforcement. After some discussion including Mr. Hatch's discussion with our attorney, it was decided that we will enforce deed restrictions without receiving a written complaint. It was agreed that we must put in writing a letter to the member giving them thirty days to correct the violation. If they do not correct the violation within the thirty days, another letter will be sent out giving them a two week notice after which we will take legal action; which is the mediation process. The Board will not apply judgment; we will leave it to the Court to apply judgment.

There was a short discussion that certain signage has been removed from the park. The Board asked the Lifestyles and Enhancement Committee to look into this matter and replace the necessary signs.

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Minutes  
November 9, 2006

Denise Jolliffe requested that we obtain a safety deposit box at the bank for the safekeeping of important documents. Denise Jolliffe made a motion to obtain a safety deposit box from our bank which was seconded by Norm Hatch. The motion carried.

Ambrose Tricoli advised the Board that developer Charles Geraci had contacted him. Mr. Geraci is in the process of receiving permission to develop 17 lots off of Golden Eagle, and he has asked that it be made part of the Woodland Waters Homeowners Association. After some discussion, it was agreed that the Board members look at the property and discuss it, as the project progresses.

There was some discussion regarding hiring a sub-contractor to do the paperwork required during the year, as well as straighten out the records. Denise Jolliffe advised that she and Fay had straightened out the storage unit. Norm Hatch who sends out the deed violation letters felt that he has control over it, and does not see a need at this point to hire someone. He further advised that all information is backed up on flash drives that he has, as well as Eldon Ward.

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:

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Elsie Kempsey, Secretary