

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

February 8, 2007

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 8, 2007 at 6:45 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 except for Denise Joliffe and Elsie Kempsey.

The President called the meeting to order and the reading of the minutes of the November 9, 2006 meeting was dispensed with as the Board members had previously received a copy. A motion was made by Norm Hatch to approve the minutes which was seconded by Tom Schaffer and the motion was carried.

The President read the Treasurer's report which showed we had expenses of \$2,835.39 and income of \$31,625.09 leaving us with a net income of \$28,789.70 for the month of January. The Balance Sheet as of January 29, 2007 showed our current liabilities and equity to be \$63,420.80. Eldon Ward pointed out our C.D. will be renewed at a higher money market rate. Norm Hatch made a motion to approve the Financial Statement and Ambrose Tricoli seconded the motion. The motion carried.

Fred Strotjohann of the Architectural Review Committee was asked to give the Board his report. He stated that the approval was given to one house and three sheds last month. He then officially resigned as head of the ARC. He was thanked for his two and a half years of excellent service. A list of possible replacements was discussed. Jane Heid suggested Ambrose Tricoli take it over. Norm Hatch made a motion that Ambrose Tricoli become chairman of the ARC. Jane Heid seconded and the motion was carried.

Norm Hatch of the Communications Committee gave his report. The next newsletter will come out March 1<sup>st</sup>. Jane Heid will be assisting Norm with the letter and with the advertising. Ambrose Tricoli will write the article regarding the changes in the Architectural Review Committee.

There was a discussion about deed restrictions. Norm Hatch noted that some have been mediated and resolved. Others are in the hands of our attorney. Ambrose Tricoli questioned how homeowners receive warning letters concerning their yards. Mr. Hatch said he went to inspect a complaint and during this time, observed two adjacent yards that needed a warning. He agreed that leaving a backyard natural is O.K. but if it is not maintained and becomes "weedy" then it must be addressed. Ambrose Tricoli feels that deed restrictions should be more clear for enforcement purposes and that a definition of standards should be set up. Jane Heid agreed. Eldon Ward made a motion for Ambrose

Tricoli to set up a sub-committee to define the standards of deed restrictions. Tom Schaffer, Jane Heid and homeowners will assist. The motion was seconded by Jane Heid and carried.

Ambrose Tricoli announced that the Geraci property was going before the County Planning and Zoning Board for approval on Monday, 2/12/07. All were in agreement that upon approval of the development by Hernando County Planning and Zoning Board, we would ask Mr. Geraci to make a proposal before the Board of Directors about joining our Association. Everyone was also clear that such approval was not to be discussed by Geraci before P&Z during the approval hearing.

There was a short discussion of why we don't have many people attending our Board of Directors meetings. Also discussed was ways to preserve our harmony and tranquil way of life in Woodland Waters.

Norm Hatch reported that Bell South had contacted him regarding the telephone lines for Phase VI. Upgrades will begin on Woodland Waters Boulevard on the south side. Bell South will replace any lawn damage caused done by the company. The work should begin mid-year. Mr. Hatch will put a notice concerning the work in the newsletter.

There was a discussion concerning the feasibility of putting a guard shack at the entrance to Woodland Waters in order to dissuade motorists from cutting through our development when commercial projects are implemented out front of our area. It would be similar to the one at the entranceway to the Heather, not a gate, just a manned guard house. Other ideas to control traffic, including speed bumps and round-a-bouts, were discussed. Ambrose Tricoli will check with Dave Jolliffe of the Lifestyle Enhancement Committee regarding the guard house.

Eldon Ward noted that the waterfall at the entrance is being treated for stains. Ambrose Tricoli said that the possibility of a solid surface is being looked into. This may prevent the staining

Fred Strotjohann reported the missing watering zones at the entrance way have been found. A tree had grown around the pipe and cracked it. The pipes have been fixed and watering zones are being fixed.

There being no further business to come before this board , a motion was made, seconded and carried and the meeting was adjourned 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.

April 12, 2007

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 12, 2007 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 February 8, 2007 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 Thomas 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 year to date Financial Report ending March 31, 2007 which is attached as Exhibit "A". Elsie Kempsey made a motion to approve the Financial Statement and Norm Hatch seconded the motion. The motion carried.

The next matter to come before the Board was the annexation of the Geraci development. There was extensive discussion as Mr. Geraci would like the development to become part of Woodland Waters. Norm Hatch raised some concerns he had. The first concern is that Geraci has apparently installed a fence that is blocking neighboring Brannon's right of easement across Geraci's property. Mr. Hatch would like, as a condition for Geraci joining Woodland Waters, Mr. Geraci should discuss with Mr. & Mrs. Brannon either the removal of the fence or Mr. Brannon granting Mr. Geraci a waiver of the easement. We also discussed the deed restrictions which would be imposed on this phase. There was discussion as to why originally there were different phases. It was noted that it was because the size of the lots and the fact that members were parking their personal commercial vehicles in driveways and as a result of this, the restrictions were tightened. There was a question as how Mr. Brannon currently accesses his property. It is through Woodland Waters and on to an unimproved road on Hernando Ridge Road to his property. Ambrose Tricoli made a motion that we attach the Geraci property using the same deed restrictions as Phase 1. The motion was denied 4-3. Norm Hatch made a motion that with regard to the dues assessments, if the Geraci properties wish to join the Woodland Waters Home Association, Geraci will pay the \$143.00 due assessment for all 17 lots at the time he joins. Ambrose Tricoli seconded the motion. The motion was approved 4-3. Norm Hatch made a motion that any and all legal fees for drafting and filing the deed restrictions as they presently read in Phase 5, covenants and declarations will be the financial responsibility of Mr. Geraci. Thomas Schaffer seconded the motion. The motion carried. Norm Hatch made a motion that as a condition of acceptance to the

Woodland Waters Association as it pertains to the easement right of Michael and Angie Brannon along the most easterly boundary line, Mr. Geraci is either to remove the fence to allow the easement or get a written waiver of the easement right of Michael and Angie Brannon. Thomas Schaffer seconded the motion. The motion carried. Mr. Hatch discussed the reason for this was this could become a liability to the Woodland Waters Association if we annex the property with the knowledge of the encroachment on the Brannons' property, Mr. Brannon could potentially look to us for legal action to remediate the situation.

Ambrose Tricoli gave the report of the ARC Committee. They approved an RV garage and also approved a wall connecting the garage with a house. They had another concern where a member did not like our fence ordinance, so the member placed lattice which he says is trellis to form a fence, and is going to grow grapes, etc. on it. It was the feeling of the ARC Committee that they had to leave it be.

Minutes  
Page -2-  
April 12, 2007

Denise Jolliffe from the Lifestyles & Enhancement Committee gave their report. She told the members we will have a spring clean-up on April 21, 2007 from 9:00 a.m. to 1:00 p.m. They will be concentrating on the front entrance to the development, as well as cleaning up the vacant lots. She further notified us that there was no water coming out of the fountain, because the water was turned off to drain the pond to clean the algae, etc.

Ambrose Tricoli noted that we had problems with the well that feeds the south pond which is filled with water from the ground, and we have another pump for irrigation. Mr. Tricoli notified the Board that the 5 hp pump went bad and it had to be replaced. It was paid with the general funds, along with the two control valves that also were replaced. Our new well will be running in a few weeks as we have the permit and the electric going to it. Mr. Ward asked if we had any quotes for irrigation. Denise Jolliffe said we did have one quote and it has been difficult getting quotes as we are not getting return calls.

Norm Hatch gave the report for the Communications Committee. The newsletter took a bit of loss due to printing and postage and it was a bit bigger than usual. It also had more photos that were in color. After the costs and ad revenue, Mr. Hatch reported that it cost \$223 for this issue. Mr. Hatch advised us that when the assessment dues letter went out we asked members for their e-mail addresses. We received approximately 200 e-mail addresses back and in the future, members that are out of the area, the newsletter will be distributed via e-mail to cut down on printing and postage costs. There are presently about 80 non-residents out of the 405 residents. We will notify the members in the next issue the cost effectiveness of this avenue and if you would like it e-mailed, we will put them on the e-mail list and eventually cut down substantially the printing costs, as well as postage. Hard copies will still be available at the post stations.

Jack Sweeney of the Safety Committee gave the report of that committee. The Sheriff gave out 11 warnings to people with recreational vehicles by the power lines and made 13 traffic stops. They also did a survey of missing reflectors which are located near fire

hydrants. The County also notified us they were doing a trip characteristic survey to see the traffic patterns in the area.

Ambrose Tricoli of the Deed Restriction Committee gave their report. They had a meeting on March 29<sup>th</sup> and will have another meeting on April 26<sup>th</sup>. Sixteen people showed up at the March 29<sup>th</sup> meeting. The minutes of the March 29<sup>th</sup> meeting is annexed to these meetings. Norm Hatch brought up the question of whether the Board should handle the deed restrictions, or if we should entertain the possibility of having a management company handle this for us. After some discussion, Mr. Tricoli advised the Board that the Committee is looking into a management company to handle the deed restriction problems. They are presently obtaining quotes. There may be a need to update the deed restrictions and the Committee is addressing this issue.

A matter concerning the bulletin board being shared with the Enclave was brought up due to an incident where there was a difference of opinion as to what should be posted, and what liability there is to the Woodland Waters Association if something is construed as potentially libelous. A member of the Board had removed the minutes of the Enclave. The President and Secretary of the Enclave felt we had no right to take down their minutes. Mr. Hatch advised that he felt there was content that could potentially be construed as libelous. After a discussion, it was suggested that we table this for now as Mr. Hatch and Mr. Ward would be meeting with the Enclave after our meeting to discuss this issue.

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:

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Elsie Kempsey, Secretary

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

JUNE 14, 2007

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Nativity Lutheran Church, Commercial Way, Weeki Wachee, Florida on June 14, 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 except for Thomas Schaffer.

The President called the meeting to order and the reading of the minutes of the April 12, 2007 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 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 Financial Report ending May 31, 2007 which is attached as Exhibit "A". After some discussion regarding upcoming legal expenses due to an issue with the Enclave, Norm Hatch made a motion to approve the Financial Statement and Ambrose Tricoli seconded the motion. The motion carried. There was discussion regarding the non-payment of assessment dues and the Treasurer reported to date there are nine owners who have not paid their dues. This issue will be discussed with our attorney and handled accordingly. There are eight non-construction fines that will come due towards the latter part of the year. This will also be discussed with our attorney and there may be a need to foreclose on one of those lots. Another lot that is owned by Patterson is being challenged by his attorney as to the validity of our lien. We are going to go forward with this lien and may have to go into court.

The Board discussed the preparation needed for the Annual Meeting. The Annual Meeting will be held on October 11, 2007. The Treasurer will prepare the proposed Budget and the Board will be in touch with our attorney to validate certain items we want to put before the members for their vote. It was also noted that the Nominating Committee has posted the open positions for the upcoming election and they will be interviewing candidates. A brief resume of the candidates will be included in the September issue of the newsletter so the members can have the background of these candidates before voting. It was noted that there are three open positions this year to fill.

Norm Hatch had discussed that he had an e-mail from a member requesting that we have an illuminated map and exit signs in the subdivision. After a discussion of the Board, it was the decision of the Board that besides being costly due to the electric, the County would have a problem with the signage. Eldon Ward suggested that in the future, we link a map to our web-site. After discussion, the matter was tabled and it may be addressed at a later date.

Eldon Ward also asked that we have signs made up for the park and tennis court asking the members to lock the gates when they leave along with the hours of dawn to dusk on the sign.

Norm Hatch advised the Board that he would like to see the HOA join United Communities of Hernando County which is an organization whose members are homeowner associations. They address particular issues of concern for HOAs. The real motive for joining would be networking and learning about the governance of Hernando County. Norm Hatch made a motion that the HOA join the United Communities of Hernando County and Ambrose Tricoli seconded the motion. The motion carried.

The Architectural Review Committee only had one request which was from Panda Construction and due to existing problems and after speaking with Panda, nothing further happened. Norm Hatch made a motion

Page 2

Minutes

June 14, 2007

that any member who has received a second notice and has not paid their dues, suspends their voting rights until payment is received. Denise Jolliffe seconded the motion and the motion carried by unanimous vote..

Dave Jolliffe of the Lifestyles Enhancement Committee gave their report. Mr. Jolliffe advised us that the front entrance was finished and everyone remarked that it was a job well done. He had discussion that the irrigation system will be installed in a couple of months and the plantings after that. A discussion ensued and it was decided that we should hire a company to install the plantings. Mr. Jolliffe advised the Board that he would like the irrigation system to go approximately 300 feet north of the entrance sign. Mr. Jolliffe was concerned that we should have a letter from the developer giving us permission to install the irrigation system and plantings. Mr. Ward believed such a letter existed and was going to check into the matter further. Mr. Jolliffe advised that the phone company would be installing fiber optics in the near future and it was decided that we should wait until the phone company is finished with their installation before we install the irrigation system.

Norm Hatch gave the report from the Communications Committee. Due to the fact that half of the newsletters were e-mailed, we saved a considerable amount on postage. The total cost to produce the newsletter was \$458.31 and it was offset by advertising of \$451.00 costing us \$7.31 to produce. This is the first newsletter to be e-mailed and we printed 400 hard copies and have about 100 left. He will gradually reduce the number of hard copies to reduce printing costs.

Jane Heid and Ambrose Tricoli of the Deed Restriction Committee gave their report. A copy of the notes of their meeting is attached hereto. There was considerable discussion about combining the phases to have the same deed restrictions and when we add a phase,

which deed restriction shall apply. This issue is going to be presented to our attorney for his review. It is felt that the ARC amended guidelines gives the Board of Directors the power to change the deed restrictions. Norm Hatch made a motion that the Deed Restriction Committee explore this with our attorney and it was authorized to have the attorney review up to five hours to start. Denise Jolliffe seconded the motion. The motion carried.

Norm Hatch mentioned that a real estate agent from Remax Advantage contacted him and asked if she could link our web-site to hers. After discussion with the Board, Norm Hatch will contact the agent and advise her as long as she provides a disclaimer on her site that she has no affiliation with Woodland Waters, it will be allowed.

Eldon Ward advised the Board that he was in touch with a developer that wanted to join Woodland Waters HOA and after discussion of the cost to the developer, he decided to rethink it and come back to us with a counter-proposal.

There being no further business to come before this board upon a motion made, seconded and carried, the meeting was adjourned at about 8:30 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.

AUGUST 9, 2007

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, Country Road, Weeki Wachee, Florida on August 9, 2007, 6:30 p.m. The President, Eldon Ward, welcomed everyone to the meeting and announced that the meeting would be recorded.

All of the members of the Board of Directors were present except for Norm Hatch and Elsie Kempsey.

The President called the meeting to order and the reading of the minutes of June 14, 2007 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 Jane Heid 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 Financial Report ending July 31, 2007 which is attached as Exhibit A. A motion was made by Tom Schaffer to approve the Financial Statement which was seconded by Ambrose Tricoli. After allowing Denise Jolliffe to provide all details of the Financial Report, Eldon Ward asked Denise Jolliffe how the association was doing expense wise in comparison to the association's budget, and Denise Jolliffe answered that the association would have money left over and was in a favorable position.

The Board discussed the preparations for the Annual Meeting. With reference to the 2008 budget, Eldon Ward asked for discussion or comments.

Ambrose Tricoli first addressed the increased maintenance that would be required for the common areas. He reviewed the problem areas in Woodland Waters that would require dead tree removal. In addition, he covered the issue of the butchered trees as a result of Davey Tree Service. Dave Jolliffe explained the issues that the association is being faced with currently in regards to tree removal, etc. He went over cost and gave a ballpark figure of at least \$2,000.00. Ambrose Tricoli then asked that consideration should be given for a separate category to be called Tree Maintenance with a funding of \$3,000.00. After discussion between Board members and their conclusion that the association's budget could handle this change monetarily, Ambrose Tricoli made the motion for a separate category to be added for Tree Maintenance with a funding of \$3,000.00 which was seconded by Jane Heid and the motion carried.

Ambrose Tricoli then asked whether the assessment fee for the Homeowner's Association would be changing. Eldon Ward responded that they were going to consider the current assessment fee as part of the budget and not change the amount.

The Annual Meeting will be held on October 11, 2007, at 6:30 p.m. at the Christian Church in Wildwood.

The Nominating Committee then thanked Karen Tricoli for covering Tom Schaffer during his time away from Woodland Waters. Ambrose Tricoli then introduced the four people that are running for the three positions available on the Board of Directors. These individuals are as follows:

A. Jack Sweeney is the Chairman of the Citizen Watch Group. He has been living in this community for about 2 years. He has been very active in our community.

B. Bobbi Callahan has lived in this community for 4 years. She has been very active on the Architectural Review Committee.

C. Rod Walters has lived in this community for 2 years. Although initially not present at the meeting, he arrived later. He is on the Architectural Review Committee and is becoming more active in the community.

D. Josh Williams has lived in this community for approximately 6 years. He is interested in taking a more active role in the community.

Each of the nominees has written a resume and will explain his or her background which will be in the association's newsletter as well as in the packet that will be mailed out.

Ambrose Tricoli further stated that although a person may not get elected to the Board, he or she will be on standby in case there is an opening on the Board of Directors later on. Ambrose Tricoli also brought up the fact that the Nominating Committee takes applications all year and any member of the association is free to submit a resume at any time. Ambrose Tricoli further stated that there was a need in the community for more active members. Eldon Ward was in agreement with this point.

It was discussed that members of the association had to be notified within 15 days of the Annual Meeting concerning the nominees; however, Denise Jolliffe stated that while that time period was in compliance, it would not be enough time for members voting by proxy. It was stated that the association would try to get the mailing out to the members of the association 30 days in advance.

The next item on the agenda addressed by the Board was the Corporate Document Amendments. Ambrose Tricoli reviewed his interaction with the association's attorney, James De Furio. The attorney, James De Furio, is in the process of drawing up the proxy for the changes to be made in Woodland Waters. These are as follows:

A. In Phases 3, 4 and 5, a vote will be put to the members on whether or to allow boats and RVs to be parked on the side of the house or at the rear of the property.

B. In Phases 1 and 2, a vote will be put to the members on disallowing commercial trucks to be parked in driveway or side of house.

With regards to Item B, Ambrose Tricoli further stated that he is trying to find out if this is a city ordinance.

Ambrose Tricoli then addressed Statute 720 and its affect on homeowner's associations in dealing with violations in the State of Florida. Ambrose Tricoli reviewed a system of fines to be set up with regards to deed violators in the community. The fines would range up to the amount of \$1,000.00 and that a change in the covenants would not be required. The Board would only require a quorum to have these fines instituted. Ambrose Tricoli further added that a separate committee would need to be set up to manage these violations and the administration of the fines. Several questions followed. Peter Siskind asked what mandates a fine. Ambrose Tricoli responded that the Florida Statute 720 mandates guidelines for homeowners associations. Dave Jolliffe asked how these fines would be collected. Eldon Ward responded that homeowners associations cannot lien with regards to fines; they can only lien for assessments. Eldon Ward further stated that the homeowners association could take a violator to court for fines not paid. Dale Valone asked if the community could use the association's monies to keep the vacant lots cut. Denise Jolliffe responded that that this was private property and that the association would be in violation of trespassing. Ambrose Tricoli stated with regards to properties in Woodland Waters that are currently in foreclosure, he would address the issue with the attorney, James De Furio, with regards to the association cutting the grass and billing the company; however, this would be a change in the association's Covenant Documents and would require a 75% vote. Sandy Cooper asked if the fines were not paid by the violator while living in community, how would these fines be collected? Eldon Ward stated that at the closing of the house, the association would be paid by the title company.

Ambrose Tricoli then addressed the vote proxies for the Annual Meeting. Tom Schaffer made the motion to nominate Elsie Kempsey to oversee the vote proxies which was seconded by Eldon and the motion was carried. Lamar Sprouse volunteered to oversee voting for proxies.

Sign-In at the Annual Meeting was then addressed. Sandy Cooper, Karen Tricoli, and Fay Strotjohann will be handling the sign-in.

The issue of refreshment at the Annual Meeting was then discussed. The Board opted for Quiznos and that it would be handled by Jane Heid and Denise Jolliffe. It was further stated whether or not Quiznos donated the food that there were monies available in the budget for same.

Ambrose Tricoli then stated that the Architectural Review Committee approved house plans for one home on Whisper Ridge Trail, further stating that it was already under construction. He then addressed deed restriction violations. The house in question was located on Wilderness Trail. The deed violations involved were as follows: Spray painting a boat across from homeowner's home, an above-ground swimming pool, and a Hovercraft parked adjacent to the home, which is allowed, but within 25 feet of a wetland area, which Fred Strotjohann stated was not allowed. He further went on to state that nothing can be parked or built within 25 feet of a wetland area. This has been handled. Ambrose Tricoli then addressed at the bequest of Norm Hatch the need for a new committee, separate from the Architectural Review Committee, which would be the Deed Restriction Committee. These individuals would assign the fines and take care of the violations. Denise Jolliffe suggested that Norm Hatch write an article on the different committees and mention that the association is looking for people to volunteer for this committee and then have sign-up sheets at the Annual Meeting. Ambrose Tricoli made a

motion that the Deed Restriction Committee becomes a permanent committee which Denise Jolliffe seconded and the motion was carried.

The Lifestyles and Beautification Committee was represented by Dave Jolliffe. He reviewed the irrigation system that would be installed along Woodland Waters Boulevard and that the committee would be planting viburnums if the budget allowed. He further addressed the Bird Sanctuary and the building of bird houses by Ambrose Tricoli, Fred Strotjohann, Bill Shruck, Eric Miller, and Dave Jolliffe. There were 38 birdhouses built out of cypress wood that have already been installed. In addition, there would be a raffle at the Annual Meeting of the birdhouses. Eldon Ward thanked everyone for their efforts in this area.

Eldon Ward then stated that the nominations were closed for the new Board members. He also stated that anyone could put their name on the ballot for the Annual Member; however, the late candidates would be on their own and not represented by the means available to the members that had submitted within the time constraints put forth by the Board.

Eldon Ward then asked if there were any other issues for discussion. Peter Siskind asked whether consideration would be given to replacing the street lights with more efficient lights. He presented bulbs made with LED lights that last longer and cost less to operate. He gave a demonstration of these lights. It was agreed that Peter and Eldon would meet with WREC concerning the situation. Each light costs \$200.00.

Homeowner Alex Mango asked whether he could park a boat in right-of-way for 2 days. The Board agreed that this was okay.

The meeting adjourned at 7:35 p.m. A motion to adjourn was made by Tom Schaffer and motion was seconded by Jane Heid and the motion was carried.

Approved:

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Denise Jolliffe, Secretary

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

OCTOBER 11, 2007

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 11, 2007, at 6:30 p.m. The Vice President, Norm Hatch, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

All of the members of the Board of Directors were present except for Eldon Ward and Tom Schaffer.

As order of business before conducting the meeting, Norm Hatch explained that the members of the board had to make sure that that there was a quorum. He then explained that a quorum as defined by Florida Statute is 30% of the members present either at the meeting or by proxy. He further stated that 122, which was 30% of the association's membership, was the number of members required in order to conduct the meeting and to conduct business. He then explained to the members that if the board did not have that amount that there was some question as to whether or not the board could actually conduct the meeting. He stated that it was the board's interpretation of the by-laws that it was up to the members of the homeowner's association as to whether or not business should be conducted while everyone was present for the meeting. He explained that Elsie Kempsey had volunteers determining whether or not there was a quorum and reminded all members present to sign in as well as indicating that members needed to sign in once for each lot owned. He asked for volunteers to serve as election inspectors. He mentioned Lamar Sprouse had volunteered and that one other volunteer was needed. Joe Mazzuco volunteered as the additional election inspector.

The Vice President, Norm Hatch, called the eighteenth annual meeting to order and the reading of the minutes of August 9, 2007 meeting. Jane Heid then read the minutes of the seventeenth annual meeting, dated November 9, 2006. A motion was made by Ambrose Tricoli to approve the meetings, which was seconded by Jane Heid, and the motion was carried. The Board provided a hard copy for those who wished to review the minutes.

Norm Hatch then stated that the next order of business was concerning the financial reports and requested Denise Jolliffe, Treasurer, to run through the compilation report for 2006, which is attached as Exhibit "A", as well as to discuss the budget that had been presented to the board for next year. Denise Jolliffe indicated that all members should have received a copy of the compilation report by way of the annual packet. She stated that the total assets for the year 2006 totaled \$34,849.05. She stated that the total owner's

equity was, again, \$34,849.05. She stated that the gross profit at the end of the year was \$48,761.99. She stated that total operating expenses were \$59,065.02. She stated there was an operating loss of \$10,308.03. She stated the net income, which was a loss, was \$9,590.28. She went over the statements of the cash flow, stating that operating activities were a loss of \$10,303.03, cash flow and cash equivalents at the beginning of the period were \$25,512.99, and cash and cash equivalents at the end of the period were \$20,590.13. Norm Hatch asked if there were questions from the members of the association. A member asked what the business gifts were. Denise Jolliffe responded that these were plaques that were awarded to the officers that were leaving office. The same member then asked what the professional fees were. Denise Jolliffe responded that the professional fees consisted of accountant and attorney fees. A member then stated that a statement was incorrect on the compilation report. Denise Jolliffe indicated the accountant had made a mistake and thanked the member for pointing that out. She then stated that the statement should read, "For the 1 year, rather than 1 month, Ended December 31, 2006." A motion was made by Jane Heid to accept the compilation report of 2006, which was seconded by Elsie Kempsey, and the motion was carried.

Norm Hatch then requested that Denise Jolliffe tell the members where the association was at with the operating budget for 2007 and 2008, which is attached as Exhibit "B". Denise Jolliffe read the budget for 2007 and stated that this was to the end of the third quarter. She stated that the income, as of the third quarter, would be \$55,670.66, and total operating expenses, as of the third quarter, would be \$50,329.05. She stated that the assets in the bank as of the third quarter, indicating that that dollar amount included the checking account, money market account, and casualty account, which is money that has been put inside in case the association needs monies for any occurrence requiring extra funds, since the association is not insured for casualty, was \$39,696.01. Norm Hatch then reminded all of the members of the association present that a couple of years ago the association's insurance company indicated that they would be more than willing to continue our liability insurance, but not our property insurance. After soliciting bids for property insurance, based on the fact that the association has a very limited amount of property that is subject to a casualty loss, it was determined that the association would be better off taking some of the excess funds that the association had and setting those aside into a casualty fund. Denise Jolliffe stated that the association had \$14,000.00 set aside for a self-insured casualty fund. Norm Hatch then stated that the association had a casualty loss recently at the boat ramp and the picnic area when one of the pavilions was struck by a tree and almost collapsed, which Dave Jolliffe would be going over later in the meeting, and stated that funds had to be set aside for any unexpected incident due to storms, etc. Denise Jolliffe then went over the budget for 2008, which is attached as Exhibit "C". She explained that the revenues included annual assessments, special assessments, which were nonconstruction, interest earned on the account, miscellaneous, advertising revenue, and cash carried over from the previous year and that the revenue was \$81,994.00. She explained that expenses that would have to be incurred for that year were a total of \$66,145.00. She stated that this would give the association a cash carried forward of \$15,849.00. With the way the budget is for 2008, Denise Jolliffe stated that it looked like the board would be able to keep the association's assessment dues at \$143.00 and not have to raise the dues. All members attending the meeting applauded! At this point in the meeting, Tom Richard praised the members of the community who had provided valuable contributions to the community to keep costs down for the association. He specifically thanked Dave Jolliffe, Ambrose Tricoli, and Fred Strotjohann for all of

their contributions. Norm Hatch then thanked the group, which included Dave Jolliffe, Ambrose Tricoli, and a few others, which was mentioned in last month's newsletter, for making the birdhouses and mentioned that 4 small birdhouses and 1 large birdhouse would be raffled off during the meeting. Denise Jolliffe indicated that all members would receive a ticket for the raffle.

A question was then asked by a member about the association's budget for attorney's fee of \$10,000. Norm Hatch explained monies had to be set aside for attorney's fees for issues such as deed restriction violations, etc. He stated that the board has to look at what has happened in the past to try to predict what may happen in the future and so the funds are set aside to cover all possibilities but that does not mean that that all monies are going to be spent. The same member then asked about the street light assessment. Norm Hatch explained that was the electric bill to cover issues of running the pumps at the entrance, etc.

Norm Hatch then returned to the attendance report issue. He asked Elsie Kempsey to report. Elsie Kempsey stated that the board had 49 people by proxy mail-in and 54 people in person, which totaled 103, which was not a quorum. Norm Hatch then returned to the board's review of the governing documents and explained that people present at the meeting could decide whether or not they would want to adjourn the meeting for another time to see if they could get a valid quorum. He then requested a show of hands of those members who wished to adjourn the meeting until a quorum could be achieved. Only two members voted to adjourn. All other members agreed to continue. Norm Hatch stated that the meeting would be continued. Norm Hatch further stated that this was based on a quick interpretation of the by-laws by the board and that the board would conduct the meeting and the election but that the election results would be conditional upon the association's attorney stating that this was acceptable. If the association's attorney does not find it acceptable, then the association would have to have another meeting in order to lawfully elect the new directors to the board. At this point, Elsie Kempsey then stated that there were two additional walk-ins and updated the numbers to 49 people by proxy mail-in and 56 people in person, which totaled 105, which was still not a quorum.

Norm Hatch then moved to the next order of business, which was the election of the directors. Elsie Kempsey indicated that the ballots were still being counted. Norm Hatch asked each nominee to stand up. These nominees were (1) Bobbi Callahan, (2) Jack Sweeney, (3) Rodney Walters, and (4) Josh Williams. Norm Hatch reminded the nominees that there were only three positions to fill and, obviously, one of the four would not be elected; however, he told all of the nominees that the fact that they had all volunteered was very important to everyone and that if another member of the board found it necessary to resign from the board for whatever reason that whoever was not selected would be next in line for that opening and that at that point it would be the board that would be deciding on that issue, since it would be before the association's next annual meeting. Norm Hatch then asked if there were any other nominees. George Cooper was a write-in nominee. There were no votes for George. Norm Hatch then stated that Elsie Kempsey was nominated by the board to vote proxy votes for those members not present at the meeting. While waiting for the tabulation of ballots, Norm Hatch asked for a report on the Lifestyle Enhancement Committee from Dave Jolliffe. Norm Hatch stated that there was a request from Barb Miller to address one issue on the

agenda, which was weed control up at the front entrance. Norm Hatch deferred that issue to Dave, since he would address that in his committee report.

Dave Jolliffe of the Lifestyle Enhancement Committee thanked Tom Richards for his appreciation. He thanked all members, new and old, for their help on all of the committee's projects. These projects are as follows:

1. The front waterfall pond was drained and cleaned. This was a very messy job. A new cage was placed around the pickup pipe.
2. The sign by the waterfall was a problem. Paint was peeling. It had not been sealed properly. When repainted, the paint peeled again. Granite tiles were installed on both sign areas. Stone veneer around the granite had to be sand blasted and sealer sprayed. This required 3 weeks to do and the committee achieved this at a cost of less than \$3,000.00!
3. The pump house was an issue. The equipment was 15 years old. The committee installed a new 5HP deep well pump in the main pump house. A float switch was installed to keep the pond on auto system.
4. The committee has contracted with MORSECODE spray to control the stinkweeds. The committee spent \$800.00 with MORSECODE and it did not control the weed problem. The committee now has Mondo Landscaping using a chemical called Prosecutor to kill the weeds. These weeds are old with a deep root structure; so, pulling weeds will not work. Spraying is required. Lawn Ranger has recommended the new chemical. The committee has agreed to spend up to \$150.00 for 2 months. This is a trial period to see if this product will work to destroy these weeds but not destroy the plants.
5. The tennis court needs to be resurfaced. The committee has tried to patch this; however, the committee wants consideration to be given by the board to budgeting for resurfacing. Dave Jolliffe further stated that a new tennis court net installation was accomplished during the year.
6. Trimming of trees has been done this year. This is all for preparation of 1500 feet of shrubbery that the committee is going to be installing.
7. A new well has been drilled for to provide irrigation for the drip system along the boulevard for about 1500 feet. Funds were made available in the last 2 months for the irrigation system, which has been accomplished. When funds are available, the shrubbery will be installed. There will be a drip system on each side of the shrubs once installed, and the committee hopes to put a mulch cover over the top to eliminate evaporation and so forth.
7. There were trees trimmed in the picnic area that were posing possible threats of damaging homes adjoining the pavilion. Dave Jolliffe stated that more trees would have to be trimmed in this area in the next couple of years, either because the trees begin to lean or become top heavy.
8. A new shingle roof and completely rebuilt structure were provided for the damaged structure in picnic area. No volunteers were asked for this projection, as there was worry for possible injury. The committee approved repair by a licensed contractor for this project. The total for this projection was approximately \$3,000.00. The result was very nice.
9. A broken irrigation pipe, due to roots, had to be repaired this year.
10. The irrigation system on the north side has been a problem (buried valves). These were located. Some were not working. These have all been repaired.



11. April 21 was spring cleanup day. The committee utilizes volunteers from the association to help with the cleanup and always needs more volunteers.
12. Birdhouses have been built by volunteers for the bird sanctuary. These birdhouses were built according to Audubon Society's guidelines by six volunteers using cypress wood and will last forever. Dave Jolliffe stated five birdhouses would be raffled at the meeting.
13. Volunteers are needed. This is so important. This committee has saved the association and its members a tremendous amount of money. It has required a lot of time and effort. Every volunteer makes a difference and is appreciated.
14. There are many plants in the common areas and the front entrance area that are old and very woody. It is recommended by the committee that consideration be given to replacing these plants and when doing so to use color to add beauty.

Norm Hatch thanked Dave for all of the committee's effort and his report. Norm Hatch then mentioned that sign-up sheets were present and that any member was free sign up with the Lifestyle Enhancement Committee.

Norm Hatch then asked Ambrose Tricoli to comment on the Architectural Review Committee's activities over the past year. Ambrose Tricoli stated that the committee had a very slow year and that construction was down 90% in Hernando County. He stated since January 1 that the committee had approved two garages and that just recently, in the last month, the committee had approved three houses. Therefore, since January, only four houses and two garages had been approved. He stated that the committee needed new people to volunteer for the committee. Norm Hatch thanked Ambrose for all of the committee's effort and his report.

Norm Hatch then addressed the Communication Committee, of which he is chair. He stated that the newsletter has been the primary project of the Communication Committee. Norm Hatch reminded everyone attending the meeting that prior to the members taking over the board that there was no communication. Norm Hatch mentioned when due assessments were sent to members this past year that members were requested to provide Email addresses and that the intent of doing that was to try to make more frequent communication with members who have an Email which would allow the board to alert members about any number of issues or events that are happening. There is a request being made again this year with the dues assessment mailing to provide Email addresses. This is very important. So far, out of 405 members, the board has approximately 200 Email addresses currently. Norm Hatch indicated that these Emails would be sent out as a blind carbon copy and that no one else would have access to these Email addresses. Norm Hatch further added that the members of the association could provide this information to the board by way of the association's website, which is [Woodlandwaters.org](http://Woodlandwaters.org). Once at the website, he explained that a member should click on the link "Communicate with the Board" and request to be placed on the Email list, providing the correct Email address. Norm Hatch further stated that the newsletter maintains a small profit, thanks to the advertising that the committee has had. The newsletter is not costing the members anything at this point! The printed copies necessary have decreased due to the Email addresses that have been provided. If there are any members that would like to volunteer to handle the newsletter, provide articles of interest, or make public service announcements, Norm Hatch indicated he was very open to hearing from these individuals.

Norm Hatch then moved to the Nominating Committee, stating that Tom Schaffer is the chair of the nominating committee. As Tom Schaffer was not present at the meeting, Norm Hatch asked Karen Tricoli to speak about this committee, as she has done a very good job in getting nominees for the past 2 years. Karen Tricoli thanked all of the candidates for volunteering. Karen Tricoli then stated the names of the Nominating Committee as follows: Tom Schaffer, who is the chair and oversees the committee, Brenda Elias, Renee Vance, Natalie Gillespie, Maria Palmero, and Karen Tricoli. Karen Tricoli welcomed any new volunteers for the Nominating Committee and explained that the members of the committee only meet when there is an opening on the board and that the members then get the word out to the members of the association so that they will volunteer to serve on the board. The Nominating Committee then asks for a resume from any person that volunteers to serve on the board. She further explained the guidelines for any individual seeking to be a member of the association's board as follows: (1) A felon cannot serve on the board. (2) The individual must be a resident of Woodland Waters for at least a year so that they do have a good understanding of the community. (3) The individual must be agreeable to a background check that is conducted by the committee. After these guidelines have been met, then the volunteer is asked to meet with the members of the Nominating Committee for an interview. At that point, their names are forwarded to the board, and then the members of the association are able to vote on who serves on the Board of Directors. Norm Hatch thanked Karen Tricoli for the nice job that she had done once again this year.

Norm Hatch then mentioned that currently the association does not have a chair for the Deed Restriction Committee and that it is a committee that the board has decided that the association needs to form. Norm Hatch mentioned a sign-up sheet being available for any members interested in volunteering. He stated that he hoped that the current group handling the issues of deed restriction would still continue to be members of the Deed Restriction Committee. He further stated that when the new board convenes following the current election that they would then talk about the chair of the Deed Restriction Committee. He asked Ambrose Tricoli if he had anything to say about the Deed Restriction Committee, and he did not.

Norm Hatch then moved attention to the Crime Watch Committee and turned the floor over to Jack Sweeney. Jack Sweeney stated that the Crime Watch Committee asks that the members of the association do nothing but call the Sheriff's Department if they see anything suspicious. Jack Sweeney stated he is looking for volunteers for block captains and asked that any members interested in volunteering for same to contact him. He further stated that a Crime Watch Committee meeting is held before each board meeting and that any member of the association is welcome to attend. He indicated that the Sheriff's Department attended and addressed the trouble with gunfire north of Phase V and east of Phase IV and that the gunfire is down by 95%. Jack Sweeney stated that most of the ATVs have been taken care of; however, if they resurface, then the Sheriff's Department has to be contacted again. Norm Hatch thanked Jack Sweeney for his efforts.

Norm Hatch then thanked Jane Heid for once again doing a great job with refreshments. Refreshments were provided by Quiznos. As well, Quiznos gave the association a deal on the price.

Norm Hatch then stated that three members of the board would be leaving. They are listed below:

1. Eldon Ward, president. Eldon was a board member for 3 years. He was a treasurer for 2 years and a president for the last year.
2. Tom Schaffer filled in during the middle of the term and served on the board for a term of 2 years.
3. Elsie Kempsey served as the board's secretary for 3 years, having filled in during the middle of a term initially.

Norm Hatch thanked each of these three members for all of their effort.

Norm Hatch then presented Elsie Kempsey a plaque in recognition for her leadership and dedication to the Homeowner's Association of Woodland Waters by all of the members.

Norm Hatch then moved attention to the election results. He asked Elsie Kempsey to announce the election results. Elsie Kempsey thanked everyone on the board for their commitment and dedication. The results were as follows: (1) Bobbi Callahan: 84 votes. (2) Josh Williams: 74 votes. (3) Rodney Walters: 73 votes. (4) Jack Sweeney: 64 votes. Therefore, the new board members will be: (1) Bobbi Callahan. (2) Josh Williams. (3) Rodney Walters. Norm Hatch then asked that those three new members stay at the end of the annual meeting for a brief meeting that would be held of the board.

Norm Hatch then asked for a volunteer to select some tickets for the raffle. For the large birdhouse, Bobbie Callahan had the winning ticket (4128007). For the first small birdhouse, Jack Sweeney had the winning ticket (4128003). For the second small birdhouse, Alex Manzo had the winning ticket (4128009). For the third small birdhouse, Bobbi Martinez had the winning ticket (4128018). For the fourth small birdhouse, Sharon Badrian had the winning ticket (4128014).

Ambrose Tricoli then covered the construction of bat houses. He then gave a detailed explanation about Florida bats eating mosquitos and the construction of bat houses. Ambrose Tricoli stated that he had obtained the plans for building the bat house. He is currently investigating what is necessary to meet the requirements of the Hernando County to build bat houses. Ambrose Tricoli mentioned the 5 acres that is owned by the association that juts out into the lake. He indicated that a 12 x 12 bat house 12 feet in the air would attract bats over a period of several years. He indicated that he felt at some point in the future Woodland Waters could be free mosquito free.

Ambrose Tricoli then brought up the issue of a clubhouse for the Woodland Waters community. He asked for a show of hands of members that would be interested in a clubhouse, indicating that amortizing over 10 years' time with 450 members would not increase the members' dues but would increase costs associated with maintenance, etc. A member brought up the problems associated with a clubhouse and the problems that it causes with its members. Ambrose Tricoli agreed that this member had made a good point. Another member asked about the cost of such an undertaking. Ambrose Tricoli indicated that this was still under investigation. Another member indicated that the cost of running such a clubhouse would cost more money with regards to electricity, etc. Ambrose Tricoli once again indicated that this was still under investigation and that if it

were brought to vote that it would be the members of the association that would make the decision on whether or not a clubhouse would be built in Woodland Waters. Norm Hatch once again reminded the members about possibilities with Phase VI, which is not part of the Woodland Waters Homeowner's Association yet. If approached to be members and approved for same, Norm Hatch indicated that possibly something could be worked out with the developer as far as land donation and contribution of building of the structure because that developer would stand to gain also by that. He further stated that money would be the major issue and that donation could really make a difference in getting such a project underway.

Norm Hatch then moved that a motion to adjourn the meeting be made which was made by Denise Jolliffe, which was seconded by Elsie Kempsey, and the motion was carried.

The meeting was adjourned at 8:10 p.m.

Approved:

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Denise Jolliffe, Secretary

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

October 11, 2007

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 11, 2007 at 8:40 p.m. The Vice 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 call the meeting to order and the reading of the minutes of the August 9, 2007 meeting were 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 were seconded by Jane Heid and the motion 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 Ambrose Tricoli as President and Josh Williams seconded the nomination. The motion was carried. There was a motion by Denise Jolliffe for Norm Hatch to serve as Vice President and Bobbi Callaghan seconded the motion. The motion was carried. There was a motion by Horm Hatch to have Denise Jolliffe to serve as Secretary and Jane Heid seconded the motion. The motion was carried. There was a motion by Norm Hatch for Jane Heid to serve as Treasurer and Denise Jolliffe seconded the motion. The motion carried.

Norm Hatch made a motion to authorize funds for our attorney to be present at the mediation with the Enclave and Rod Walters second the motion. The motion was carried. It was decided that Ambrose Tricoli and Norm Hatch would be present at the mediation.

There was mentioned of three issues that will need to be addressed at the future meetings. 1) commercial vehicles parked in the home sites, 2) right of abatement and 3) a system of fines for deed violations.

The Board discussed that we will hold a December meeting which will be held on December 6, 2007 at the Christian Church Wildwood, 10051 Country Road, Weeki Wachee, Florida at 6:30 p.m. This meeting was moved up one week due to the Christmas holidays.

There will be a Holiday Party on December 8, 2007 at the picnic area. It was suggested that homeowners bring a gourmet dish to share with everyone.

The meeting adjourned at 9:10 p.m. A motion to adjourn was made by Josh Williams and seconded by Norm Hatch and the motion was carried.

Approved:

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Denise Jolliffe, Secretary