

Woodland Waters HOA Board Meeting

2/11/10

-report given that all minutes from previous meeting have been placed on line for the residents of WW to view

Beautification Committee Report

-Dave J reported the following:

-shrubs on left side of blvd have been removed as they are dying/dead

-clean up of the front entrance at US 19 has been going well and many plants/trees/greenery has been removed which was needed due to years of abuse and overgrowth

-air potatoes and stink weed is now coming under control as the lawn maintenance crew is thinning out areas and is able to adequately spread and spray killer

-current work is being done to the south side of the entrance off US19 as most of the shrubbery is over 15 yrs old – some will need to be replaced

-new street light is being erected at the front mail boxes

ARC Committee

-none to report

Treasurer Report:

-we are taking the most conservative approach as related to non construct fees

-non construct assessments were mailed out

-currently have 37 of these accounts

-all money has been pro-rated based on a calendar year change to Jan 1 to Dec 31 – pro-rated fees go up to Dec 2010.

-change to assessment structure – we are now sending out both annual assessment and non construct fees at the same time per legal advice of WW HOA Lawyer

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\$71,440.56 in outstanding HOA invoices - \$16,084.52 is outstanding HOA dues.

General Discussion:

- WW HOA is currently having issues with getting access codes for the Enclave
- -Motion made to pursue gate code access via legal avenue with WW HOA lawyer – In Favor – all Against - none
- -Motion made to have the previous WW HOA lawyer send the current WW HOA lawyer \$5000.00 to be put into a Trust Fund
- WW HOA wants to see a copy of their current liability insurance being held for roadways/common areas by the Enclave
- A letter is to be sent by our WW HOA lawyer to immediately send out a cease and desist on having Al Garcia or any other Enclave representative collect non construct fees
- WW HOA to send out revised invoices and a copy of the legal letters stating that fees/dues are due to WW and not Enclave. Residents are responsible to pay WW HOA and can take this up with Enclave board if they feel they are being duped.
- Motion made to send out and combine both annual dues and non construct fees on the same schedule – In Favor – all Against – none
- Motion made to follow up with 45 day letters and start immediate Liens on peoples property/homes In Favor – all Against - none
- Concern over possible dog breeder in WW and that he/she may have 8+ dogs
- Deed restrictions will be addressed and if required a visit will

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- be made to inform the resident of the rule
- Motion Made to have the entire board act as the Deed Restriction committee for the next 2 years In Favor – all Against – none
- Board decided that it may be best to have a lawn service company come in to give a talk about how people can save their lawns, shrubs etc. – as well maybe get a bargain rate on mass quantities of sod if many of the residents are going to be needing it.
- Board will contact the Brooksville Co-Op for possible assistance
- WW Decals (reflective) – stickers designed to be able to make out who/what cars are part of the WW environment. Prices to print – 1000 stickers 3x4 = .39 each and 2000 stickers 3x4 = .29 each
- Stickers will be available free of charge at the Spring Fling and at all meetings thereafter. Stickers will not be available at board members homes – Meetings Only!!
- Motion made to purchase 2000 stickers In Favor – all Against – none
- WW is hosting a SPRING FLING
- We are seeking volunteers – please contact Brenda or Jane
- We are currently looking into a location in WW where we can have residents gather for an afternoon of music, classic car show, children's games, meet and greet your neighbors and meet the wonderful people who make up beautiful Woodland Waters.

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- Date: (mark your calendars) Saturday April 17
- Rain- Date Sunday April 18
- ***WATCH FOR MORE INFO ON THE COMMUNITY BULLETIN BOARDS***

WOODLAND WATERS HOA

Meeting: 4/8/10

Motion made to approve reading of last meeting minutes and approval of such minutes.
Motion rec'd in favor by all present/none against.

Treasurer Report

Open Invoices – 25 are yet to be pay their annual dues, have some individuals whom have yet to pay non-construct fees

- reports by Treasure are indicative that ½ of the people owing money are ignoring the letters
- liens will now be placed on properties as the HOA assoc. has sent the names over to the lawyers

- motion made to have HOA pay 105.00 of the fee due on the Vance property as the lawyer made a mistake by sending out 2 assessments. All in favor/none against

- motion made to have Barbara speak to lawyer prior to this mentioned above as the lawyer may simply drop the assessed fee of 105.00 All in favor/none against

A recommendation was made to send out letters to all members of the Enclave to discuss current issues with the Board of Directors of both the Enclave and the master W/W HOA Assoc.

ARC Committee

- There are reports that Panda Construction is a problem. We are not getting any assistance from them to clean up and/or grade the property in the Enclave which they own

- in January a chain link fence was approved

- in March another fence approved

- in April a 4 bay garage was approved

- Mary recommends the HOA put together a letter in time for the next workshop which will be sent out to all building contractors to be signed by both the builder and the contractor holding individual parties responsible for damages etc while work is being done.

Beautification Committee

- David reported that Withlacoochee Electric has come to W/W and installed the lights at the front mail box area
- 300 pounds of Bahia seed has been laid along the blvd and the front of W/W entrance in an effort to keep lawn and keep erosion down

- recommendation made to have WREC set up a table at the Spring Fling

Spring Fling

- Suntrust Bank has decided not to donate food & do a dessert table instead

- a donation of 200.00 was given to W/W Spring Fling by the Dog House Group, LLC

- looking for volunteers to assist with the Spring Fling – entrance/cooking/clean up/parking

No other business was put before the Board. It was moved and seconded to adjourn the meeting, and the motion carried. The meeting was adjourned at 7:50 p.m

WOODLAND WATERS HOA

Meeting: 6/11/10

Motion made to approve reading of last meeting minutes and approval of such minutes.

Motion rec'd in favor by all present/none against.

Treasurer Report

-liens have been placed on properties in the HOA. Barbara continues to send names over to the lawyers. Many people are paying to avoid these liens

- Barbara spoke to lawyer re: Vance \$105.00 – dropped by lawyer

Another recommendation was made to send out letters to all members of the Enclave to discuss current issues with the Board of Directors of both the Enclave and the master W/W HOA Assoc.

-W/W stickers for the cars will be mailed out to every household (2) w/Annual Mtg packet

-David is looking into the cost for replacement of the roofs for recreational areas.

-discussion made to put aside capital reserves for new Tennis courts and/or other items needed by HOA

ARC Committee

--enclosure expansion approved

-4 bay garage approved

-3 fences approved

-the above are for 2010 to present. No other requests

Beautification Committee

-David reported that the bird house(s) are broken – these are being fixed due to vandalism

-metal gate in the picnic area has been damaged – vandalism

Spring Fling

-a huge success – everybody enjoyed themselves – positive feedback

-recommendation made that next time we set up re-cycle bins for cans/paper products

-positive feedback from vendors tables

No other business was put before the Board. It was moved and seconded to adjourn the meeting, and the motion carried. The meeting was adjourned at 7:45 p.m

August 12, 2010 Meeting Minutes
Homeowners Association of Woodland Waters, Inc.

President, Jane Heid opened the meeting. The minutes of the previous meeting of June 10, 2010 were read and accepted. Motion recorded in favor by all present w/none against.

Treasurer, Barbara Warren gave the Treasurer's Report as of August 13, 2010. A good portion of the Non-Construct fees have been collected. Barbara reviewed the P&L Budget as of August 13, 2010 and reviewed the proposed budget for 2011. The Board approved the preliminary budget for 2011; all in favor w/none against.

ARC Report was given by Russ Coomer. The committee approved 2 swimming pools, (one in Enclave, one in Woodland Waters). The committee was asked by the resident on Palmwood to approve exterior colors. Colors approved.

Beautification Committee (LEC) report was given by Chair, Dave Jolliffe. The floats on the ponds by front entrance have been replaced since they were over 20 yrs old. Flood lights in front were hit by lightning and replaced. Viburnum has been sprayed for pests. Barbara & John Warren helped clean granite on front signs at the entrance. Replaced two palms w/crepe myrtles donated by Eric Bogan (HOA lawn services). Center divide was cleaned of the old dead evergreens. Board discussed the liability of having members volunteer for cleanup per HOA attorney concerns. Attorney strongly advises to cease this practice.

Property violation letters have been sent out w/intent to get members to clean up lawns/yards, weed control in lawns & landscaping, dead palm trimming & to address the overall appearance of their properties.

With no other business to discuss, motion was recorded in favor by all present w/none against. The meeting was adjourned at 7:45 PM.

Twenty-first Woodland Waters Annual Meeting 10/14/10

-169 ballots received – enough for a forum

-Jane Heid called to order the meeting and introduction of all current board members to the members present

-Brenda Elias opened with a reading of the minutes of the 20th annual meeting 12/31/2009

-Bill Tsompanedis made a motion to pass on the reading of the minutes and it was voted all in favor by the board and those present -2nd by S. MacVicar

-Review of the Annual Financial Statement 2009; read in by Jane as the Treasurer was on vacation

-Financial Budget read and accepted by the board

-Proposed budget read – motion made by Bill T – 2nd by Russ - and accepted unanimously by board

-ARC committee

-during the past year there were 9 applicants for construct. Some minor issues with deed restrictions and problems with a few people not following restrictions at all.

Life Style Enhancement Committee

-Dave Joliffe spoke about the front entrance and how much of the landscape is being replaced due to poor condition and age. Having problems with the Viburnum plant along the roadway on WW Blvd and it is currently being sprayed for fungus and bugs,

Security was brought up and requested. The person whom wanted it put on the agenda for the meeting was not present so it was passed on and tabled to the next meeting.

Mary Mazzuco requested an increase in the mowing of the common areas and the areas which are normally taken care of by the City due to an increase in sightings of snakes.

Suggestions for a new fountain and a refurb of the entrance on US 19 to WW Blvd. Replace the current fountain and beautify the entrance.

ELECTIONS

-up for positions (nominees)

-Bill T

Sean M

Rod

Results were in and all three nominees will do 3 yr terms for WW Board.

Motion made to adjourn meeting by Bill T
Second by Sean M

Woodland Waters Annual OFFICERS Board Meeting
10/14/10

-the following were present for the meeting

-Jane,Brenda,Sean,Bill,Rod,Russ

-not present – Barbara

Nomination made by Brenda for Jane to continue as president of WW
– second by Bill - all members voted and in favor

Nomination made by Sean for Brenda to be VP – second by Russ –
voted and all in favor

Nomination made by Brenda for Barbara to be Treasurer of WW –
second by Bill – all members voted and in favor

Nomination made by Sean for Bill to be Secretary – second by Russ –
voted on by all and all in favor

-Russ,Rod,Sean to serve as directors

-motion made by Bill T to give 7000.00 to the Beautification
Committee to set up the front entrance with flowers, shrubs and purchase a
new fountain with color changing lights – 2nd by Brenda – all were in favor

-motion made by Sean to set up an on-call system amongst the board
members to alleviate all calls coming in to Jane. Members will carry a cell
phone for 2 months and pass to next member. Motion was made by Bill T to
purchase a small plan (minutes) - 2nd by Russ – all members in favor

-a motion by Sean was made to have all correspondence with the WW Board
come in via email or US mail. This would assist in getting some of the
phone calls to stop when people just want to complain – as well it would
allow for members to easier follow up on issues.

-motion 2nd by Brenda - all members were in favor

Motion made to adjourn meeting by Bill T
Second by Sean M

Meeting Minutes WWHOA – December 9, 2010

President, Jane Heid welcomed everyone attending the meeting and thanked them for coming. Board members present were, Jane Heid, Barbara Warren, Russ Coomer, Brenda Elias, & Bill Tsompanidis.

Minutes from the last meeting were read. Russ Coomer made a motion to approve the minutes and Barbara seconded. The minutes would be recorded into our records.

Mary Mazzuco gave the ARC report. 10 projects were approved during the year. Mary stated that she called Swifmud regarding a property on Whisper Ridge Trail, Lot 9, Ph II regarding an easement violation of the wetlands. The site plan had originally been approved by Swifmud, but Swifmud resent new updated docs to homeowner requiring a new site plan to be approved by Swifmud eliminating staircase out of wetlands.

Dave Jolliffe gave the LEC report. Russ Coomer and Dave put up the Christmas lights & wreaths around the front entrance. Dave spoke about the installation of our new fountain at the front entrance. Dave saved the HOA approximately \$2,700.00 on the price of the new fountain. Thank you Dave.

Barbara Warren gave the Treasurer's report. Russ made a motion to approve the Treasurer's report and Bill seconded.

With no other business to discuss, the motion to adjourn was made by Barbara and seconded by Russ. The meeting adjourned at 7:45 PM.

Bill Tsompanidis, Secretary