

Homeowners Association of  
**Woodland Waters, Inc.**

10246 Woodland Waters Boulevard • Weeki Wachee, Florida 34613

Meeting Minutes 02/13/2014

The February 2014 meeting was held at the Brooksville Elks Lodge #2582 and was called to order by president Jane Heid at 6:38 PM. A pledge of allegiance was made to our flag. In attendance to the meeting were: Jane Heid president, Brenda Elias vice president, Tony Davidson secretary, and board members: Russ Coomer, Suzanne Martin, Jim Devorak and Rod Walters. The minutes of the previous meeting held on 12-13-2013 were read by secretary Tony Davidson. A motion was made Russ Coomer to accept the minutes and seconded by Suzanne Martin.

L.E.C. – Dave Jolliffe reported on the fence project going on for the park on Waters Edge Ct on Monday the 17<sup>th</sup> and 18<sup>th</sup> of December. The front portion of the fence and the gates would be going up to complete the project. Tony Davidson and Russ Coomer would then install locks on both the drive through gate and the walk through gate to enter the park.

A.R.C. – The board was provided copies from the ARC chair person for all of the 2013 approvals in Woodland Waters.

Deed Restrictions – Russ Coomer and Tony Davidson continue to speak with home owners on violations that are ongoing. Warnings have been issued in person, and letters are now being sent out.

New Business – A discussion was had with the ARC chair person about attendance concerns over this past year, and complaints from some homeowners. The board of directors has voted to keep the ARC chair person on as long as, the attendance issue to the meetings is corrected and the complaints from the homeowners stop.

President Jane Heid reported that our web site is under construction, and being worked on. Also, a resident of the community has contacted Jane about doing a news letter and supporting it with advertisement from business owners etc. Suzanne Martin offered to assist on having a news letter.

Welcome Committee – Deb Coomer reported that she had visited 13 new home owners, and welcomed them to our community. A plant and welcome packet was given to each household.

A motion was made by Russ Coomer to adjourn the meeting, Tony Davidson seconded. Meeting adjourned at 8:30PM

WOODLAND WATERS HOME OWNERS ASSOC.

MEETING OF 4/11/13

The April Meeting of the Woodland Waters Home Owners Asssoc. Was held on April 11,2013 at The Heather Golf and Country Club at 6:30 P.M. The meeting was called to order by President Jane Heid. Members of the Board in attendance were: President Jane Heid, Secretary Tony Davidson. Directors in attendance were: Russ Coomer, Rod Walters and Suzanne Martin. Suzanne Martin read the Minutes of the February Meeting. Secretary Tony Davidson made a motion to accept the Minutes, Russ Coomer seconded.

L.E.C---Dave Jolliffe reported on his meeting with DAB Construction & Florida State engineers about the placement of the sidewalks next to Highway 19 at our entrance. A request was made for an additional key to be made for the flagpole lock. The enhancement work at our front entrance has been started by our lawn maintenance company. Old shrubbery has been removed and new plants and bedding will be put down. It will take approximately 2 weeks to complete.

A.R.C---Russ Coomer reported that 1 black chain link fence had been approved for 10117 Breezy Pines. No other reviews are pending at this time. A discussion about several projects by homeowners that have not submitted plans to the ARC . Russ to review and advise at the next meeting.

Treasurers Report---The Treasurers report was read by President Jane Heid. So far this year, 44 homeowners have not paid their Association dues for 2013-14. Five non-construct fees have been brought up to date. There are now 11 homes that are in foreclosure/bankruptcy. Secretary Tony Davidson made a motion to accept the report, Director Rod Walters seconded.

A discussion was had about several deed restriction violations. Tony and Russ will make courtesy visits, One is being sent to our attorney. President Jane Heid has received several complaints on the material on the bulletin boards at the mailboxes. Postings need to be limited in size to a 4X6" card for Woodland Waters homeowners to post a service or list something for sale. Cards must be removed after 10 days.

A motion was made by Secretary Tony Davidson to adjourn, Director Suzanne Martin seconded. Meeting was adjourned at 7:40 PM.

Woodland Waters Home Owners Assoc.

June 12, 2014 Meeting

The June 12, 2014 meeting of the W.W.H.O.A. was held at the Brooksville Elks #2582 at 14494 Cortez Blvd. in Brooksville, FL. The meeting was called to order by President Jane Heid at 6:40 P.M. In attendance were Jane Heid, President, Tony Davidson, Secretary, Director Russ Coomer and Cathy Davidson.

The Minutes of the February meeting were read and approved. A motion was made by Secretary Tony Davidson for Cathy Davidson to fill the Treasurers position vacated by Suzanne Martin. Director Russ Coomer seconded.

L.E.C.-----Russ Coomer reported that the new well pump, transformer, timer & electric for the North fountain has been completed. The pump finally gave out. New electric has been run to accommodate the new system.

A.R.C.-----Russ Coomer reported on a fence, slab and shed that have been approved.

The Treasurers Report was read . President Jane Heid asked if there were any questions or comments. A motion was made by Russ Coomer to accept, seconded by Cathy Davidson.

New Business----Pres. Jane Heid is going to mediation on several properties within the community. A motion was made by Secretary Tony Davidson to increase the bookkeepers pay an additional \$50.00 every 2 weeks, as Kristen is taking on more responsibilities with the HOA finances/Annual Meeting, etc., Seconded by Cathy Davidson. Also voted on was a 10% increase in the W.W.H.O.A. 2015 dues. A motion was made by Cathy Davidson, seconded by Tony Davidson to increase the 2015 dues 10%.

Russ Coomer made a motion to adjourn the meeting. Tony Davidson seconded. The meeting was adjourned at 7:50 P.M.

# HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

AUGUST 14, 2014

## WWHOA BOARD MEETING MINUTES

The August meeting was held at IHOP Restaurant in Spring Hill, FL. The meeting was started at 6:38 PM. In attendance were: Jane Heid, President, Brenda Elias, Vice-President, Tony Davidson, Secretary, Cathy Davidson, Treasurer. Directors: Russ Coomer and James Devorak. The minutes of the June 2014 meeting were read and a motion was made by Russ Coomer to accept into record. Tony Davidson seconded.

LEC- Dave Jolliffe reported on the accident that damaged the north side fountain; Damage assessment and estimates to be completed for the liner, lettering, grass, electrical, etc. Also mentioned was the small gate lock at the picnic area. It is not being locked after park usage. Tony and Russ to evaluate and repair accordingly.

ARC- Mary Mazzuco reported that so far this year, 16 projects have been submitted and approved. Russ Coomer suggested that a time limit be issued for completion of each project approved. (Suggestion: 90 days for fences, 60 days for shed, etc.) Russ will inquire with the building department on time limits on permits from the county.

The Treasurers report was read. No questions or comments. President, Jane Heid reported that she had gone to Tampa for mediations for non-payment of NC assessments and HOA dues. Five of six of the mediations were settled and payments will be forthcoming. The sixth is being handled by our HOA Attorney for settlement.

Deed Restrictions – A courtesy visit will be made to 1 home owner for a commercial truck left in their driveway. Russ reiterated the process that the Board is using for deed violators is that a courtesy visit is given to violators with a description of the violation, and then a time limit to correct it. After the time limit has expired, a letter is to be sent from the Association beginning the fine process. If the home owner is in violation for the same thing again, a letter is sent with no direct visit. Approximately 50 keys have been handed out for the locks at the picnic area and tennis courts to Association members. The gazebo at the tennis court is in need of some repair, as well as the surface to the court. Russ will investigate and report back to the Board.

New Business – The October Annual WWHOA meeting will be held at Forest Oaks Lutheran Church on Forest Oaks Blvd. in Spring Hill. Ballots are in the works and will be mailed out shortly. The positions on the Board of Russ Coomer, and Cathy Davidson (Cathy stepped in to finish Suzanne Martin's term) have reached their terms. Both Russ

and Cathy have agreed to run again for the Board of Directors. Joe Weston had volunteered to finish the term of Rod Walters. Rod and his wife Dorothy have moved out of the community. The Board voted unanimously and welcomed Joe.

Welcome Committee – Deb Coomer reported that she has 4 new home owners to visit this month.

A motion was made by Vice-President Brenda Elias to adjourn, seconded by Secretary Tony Davidson. The meeting was adjourned at 7:36 PM.

**WOODLAND WATERS HOMEOWNERS ASSOC.**

**25<sup>TH</sup> ANNUAL MEETING OCTOBER 9, 2014**

The 25<sup>th</sup> Annual Woodland Waters Homeowners Association meeting was held on October 9, 2014 at the Forest Oaks Lutheran Church at 8555 Forest Oaks Blvd in Spring Hill, FL. The meeting was called to order at 6:50 P.M. by President Jane Heid. The Pledge of Allegiance was recited by all members attending. Board members present were President Jane Heid, Secretary Tony Davidson, Directors: Russ Coomer, Jim Devorak and Joe Weston. Vice President Brenda Elias was absent.

Minutes of the 24<sup>th</sup> Annual Meeting were read by Cathy Davidson. A motion was made by Tony Davidson to accept the minutes, Russ Coomer seconded.

President Jane Heid read the 2013-2014 financial review and explained various items listed for the proposed budget for 2015. A motion was made by Tony Davidson to accept the proposed budget, seconded by Russ Coomer. All were in favor.

Two vacancies on the Board were up for election. A quorum was met. Russ Coomer was elected as a Director for 3 years and Cathy Davidson as Treasurer. Votes tallied as: Russ 110, Cathy 98, Denise Jolliffe 4, Linda Wisnewski 1.

L.E.C. report was given by Russ Coomer. The front entrance update is going well. Landscaping on the north side that was put in this spring is doing well. The damage to the waterfall on the north side is repaired; new LED lights have been put up to shine on the waterfall. Colored LED lights now light up the fountain on the south pond. Mr. & Mrs. Dennis Symbol have volunteered to head up the L.E.C. for 2014-2015.

Welcome Committee report was given by Deb Coomer. Deb and Faye Strotjohann and Sandra Kielb have been visiting with our new homeowners and welcoming them to the community. The ladies deliver a plant, coupons and a copy of the deed restrictions for the proper phase they are located in.

A.R.C. Report was given by Mary Mazzuco. As of October 2014, 17 projects have been approved. A discussion was held regarding the timelines that projects are to be completed once A.R.C. has given initial approval. (The same timeline as the county permits unless a special request is made).

New Business.....President Jane Heid reported that we now have control back over our website and that it has been updated with all the current information. Homeowners are now able to navigate thru the website for information: A sitemap is key for this type of information: Deed restrictions per Phase, meeting minutes, contact numbers, etc.....are all listed.

A discussion was held for homeowners to report any questionable activity at any of the vacant houses in our community. Please contact the Sherriff's Dept. of any suspicious activity. 352-754-6850

A motion was made to adjourn the meeting by Russ Coomer, seconded by Jim Devorak. The meeting was adjourned at 8:10 P.M.

## **General Board Meeting after the Annual Meeting**

**October 9, 2014**

President Jane Heid called the meeting to order to elect officers for the new Board 2014-2015.

After discussion, the Board voted unanimously as follows: Jane Heid President, Brenda Elias Vice President, Tony Davidson Secretary and Cathy Davidson Treasurer, Russ Coomer, Jim Devorak and Joe Weston will remain Board Directors.

Russ Coomer made a motion to adjourn and Jim Devorak seconded.

The meeting adjourned at 8:30 P.M.

## WOODLAND WATERS HOMEOWNERS ASSOCIATION MEETING

DECEMBER 11, 2014

The meeting was called to order by President Jane Heid at 6:45 P.M. at the Forest Oaks Lutheran Church located at 8555 Forest Oaks Blvd, Spring Hill, FL 34606. In attendance were: President Jane Heid, Vice President Brenda Elias, Treasurer Cathy Davidson, Secretary Tony Davidson, Directors: Russ Comer, and Joe Weston. Jim Devorak was absent due to work. A total of 14 people attended this meeting.

The minutes and the financial reports were read by Cathy Davidson. A motion was made by Director Russ Comer to accept the minutes and financial – Brenda Elias seconded and the reports are entered into our records.

L.E.C. – A resignation letter was given to the Board by Mr. & Mrs. Dennis Symbal of the L.E.C. and was read by President Jane Heid. Russ Comer has reported that the Christmas light display was still on-going, and that Russ and Tony had installed new electrical outlets and wiring at the front entrance. The sprinkler head repairs have also been completed on the North side of the entrance.

A.R.C. – Russ Comer reported that in October and November there have been several approvals for additions to homes and garages, also repaints, fences and sheds. A total of 27 improvements have been approved. Chairperson Mary Mazzuco was absent from the meeting.

Deed Restrictions – A courtesy visit was made to two homes. One on Warm Wind Way, and another on Woodland Waters Blvd. Both homes have now complied with their respective area deed restrictions violations. A courtesy visit will need to be planned for a residence on Waters Edge Court, and notification to our attorney for a continued nuisance on Woodland Waters Blvd.

New Business – Since elections were held at our annual meeting in October, Tony Davidson made a motion to update our bank account signature cards to reflect the changes. Dave Jolliffe will be removed from the account, and Cathy Davidson and Russ Comer will be added. Russ Comer seconded the motion. Tony will take a copy of our minutes to Suntrust bank manager.

The Board of Directors from the Enclave, Phase III were also in attendance. The Enclave wants our Attorney to represent their Board of Directors and the Enclave. Jane said she would call our attorney and ask again for them if he would represent them. Tony Davidson gave to their board President, Richard Depianta a list of two HOA attorneys' names and phone numbers to call to represent their board. The two attorneys listed represent the HOA of Brookridge and Highpoint, both located in Brooksville.

Sympathies were extended to Brenda Elias for the loss of her husband Bill.

A motion was made to adjourn the meeting by Russ Comer and seconded by Brenda Elias. The meeting adjourned at 8:00 PM.