

Minutes of the January 12, 2017 Meeting of the Homeowners Association of Woodland Waters.

Held at the Marine Corps League, Detachment #708, 8405 Sunshine Grove Road in Brooksville, FL. The meeting was called to order by President Jane Heid at 6:30 P.M., who led all in attendance with the Pledge of Allegiance. Board members in attendance were: Jane Heid, Russ Coomer, Cathy Davidson, Jim Devorak, Joe Weston, Dean Post and Tony Davidson.

Secretary/Treasurer Cathy Davidson read the minutes of the December 2016 meeting. Russ made a motion to accept the minutes and Tony seconded.

LEC---Russ is accepting bids for our landscaping/mowing contract. The Christmas lights & decorations have been taken down at the entrance and put back into storage. The storage unit has also been cleaned out & rearranged. Russ reported the irrigation system is all in good working order. For several weeks, he has been inspecting & repairing as needed.

ARC---No report was given.

DEED RESTRICTION---Joe Weston reviewed the deed violation procedure with the Board. He produced information on several companies that will come in and identify violations, mail letters to violators and handle the procedure for a fee. Jane will do some research as to whether we could sublet the work out. Cathy made a motion to gather more information & to do further research on the companies, procedures and prices, Jim seconded. Joe also made a motion that the Board make a decision within 1 week, Tony seconded. Joe thanked the Board for considering this option and that he will hold off on deed restrictions until a decision is made.

WELCOME---No visits done in December.

COMMUNICATIONS---The Board has contacted GoDaddy to update content and to host our website. The current meeting minutes are not on the site yet, but Jane is working with them to get it done. Jane presented info on a layer of hack-proofing thru GoDaddy for our website at a price of \$37.30 per year. A motion was made by Tony to obtain the protection, seconded by Dean. All were in favor.

Treasurers report was read by Cathy. Total income for the first 11 days of January 2017 are

\$35,400.00, expenses of \$3,223.79 for a net income of \$32,176.21. Total liabilities & equity as of January 11th is \$180,085.94. A motion was made by Russ to accept the report, Tony seconded.

NEW BUSINESS---W.R.E.C. is updating their computer system and it was necessary for the Board to sign a new contract. The lights on the flagpole at the entrance, 2 lights at the boat launch and lights at the mailbox will now cost us \$9.97 a month on our bill. Russ now has a new contact for street light outages. Please contact the Board by phone or website with the numbers off the pole and the home address closest to the pole, so we can report the outage.

A resolution for the frequency, duration and manner of statements pursuant to Florida Statute Section 720.306(6) during homeowner association meetings, was read aloud, adopted & signed by Secretary Cathy Davidson. The resolution limits the speaking opportunity to once per Association member per meeting with a time limit of 3 minutes. Members shall refrain from personal attacks to other members or members of the Board.

Questions were asked to past secretary Jim Silvera, to turn over Board property (minutes, passwords, forms, etc). Jim stated all documents are available on our Google Drive account. He had destroyed all hard copies. Jim Devorak questioned further, as to why Board property was destroyed. This has caused a delay in posting of the Annual meeting minutes. Jane transcribed, as best as possible, minutes from a recording of the meeting. Cathy read those minutes to all in attendance. Russ made a motion to accept the transcription, Tony seconded.

Tony, next spoke about the "Next Door Woodland Waters" advertisement that has been sent to homeowners in our community. It is, in no way, affiliated with the Homeowners Association of Woodland Waters, Inc. A notice is posted on all community bulletin boards.

Homeowner Rich Firebaugh requested time to address the Board. He made remarks on the Annual meeting minutes, the Annual meeting balloting paperwork mailed to all homeowners and requests to see invoices for services from our Board Attorney. There was a discussion with Rich Firebaugh regarding his request for documents and audio of the WWHOA Annual Meeting. He had received a letter/notice from our HOA attorney to call the phone number of the President and set up a date and time to pick up the official records. He failed to set up a time as requested by the letter. He stated that he was not willing to call the President to set up a date and a time, stating "that was not an option". The Board was instructed to make a

copy of the audio of the October Annual meeting and supply a copy to Mr. Firebaugh which he received at this meeting.

A discussion was had about the ARC Committee. Russ is the Director who oversees the ARC. A situation had occurred, where ARC paperwork needed to be addressed and no one on the ARC was available. Russ brought 2 other Board members to review and sign off on the paperwork. A request was made that notification should be given to the Board, when members of the ARC Committee would be out of town. Russ had spoken to the co-chair and passed on the request the Board had made. In that conversation, the co-chair stated that they would step down if asked. Dean made a motion to accept that, as a resignation. Cathy seconded. All were in agreement. A posting will go up on the community bulletin boards to seek more homeowners to make a bigger pool of ARC Committee members.

The dock at the boat launch is in need of repairs. That is the next Board project that is coming up. The wood is rotting in several key spots. Russ has made assessments and feels that it could be a project we could do with some volunteers help. Jane will contact our attorney for waiver verbiage for volunteers to assist in the project. A notice will be posted on the community bulletin boards in the next week. Russ is hoping to complete this project in February when the weather is a little cooler.

Due to time restraints, several agenda items were not addressed. A workshop meeting is planned for Wed. January 18th at 7:00 P.M. at 9553 Whisper Ridge.

Russ made a motion to adjourn the meeting, Jim seconded. The meeting was adjourned at 8:25 P.M.

W.W.H.O.A. WORKSHOP 1/18/17

A call to order was made by President Jane Heid at 7:00 P.M. at 9553 Whisper Ridge Trail in Weeki Wachee, Fl. In attendance were: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Devorak, Dean Post and Tony Davidson. All recited the Pledge of Allegiance.

Russ has visited the new home going up on Whisper Ridge across from Southern Breeze Ct. He advised the homeowners that ARC paperwork needs to be submitted to the Board. Russ will update the Board and assemble the ARC to review the paperwork. The ARC has some new recruits in Dean Post, Theresa Tyner & Dave Jolliffe. Russ discussed his plan of attack for the boat launch repair coming up. An extra stringer will be added to the existing launch to better reinforce the new boarding. Will hold off on the Spring Fling until work is done on the boat launch.

Joe gave the Board an overview of the deed restriction procedures. He stressed fairness and non-selective enforcement. Step 1: violation identified and courtesy card sent out. Step 2: Board to review violations after committee recommendations. Step 3: Letter from attorney gets sent to homeowner beginning fining process. This process takes approx. 90 days. Joe produced information from several management companies that could take over the violations presentation to the Board. Joe answered questions from the Board on their procedures. The Board asked Joe to get a contract so that the Board can review their terms and inquire about length of time limits. Can we try out for 90 days, 6 months, etc. Russ stated he would like to try another method of documenting violations with an iPad. Board will table this for further discussion at our next meeting.

Award winners announced for the Christmas Light show for December. Four plaques to be handed out: the Bisards on Breezy Pines Ct., the Woods on Warm Wind Way, the Quatrones on Woodland Waters Blvd. and the Whites on Bearfoot Trail. Everyone did a beautiful job on their displays! The Board had a hard time deciding on 3, so we picked 4. Thanks to all for their participation this year! Any suggestions or recommendations for next year are welcomed.

A special thanks to Dean for providing sandwiches and Jim for being a gracious host and supplying refreshments. Cathy made a motion to adjourn the meeting, Dean seconded. The meeting was adjourned at 8:45 P.M.

Woodland Waters Home Owners Association

Board of Directors February 2017 Meeting

The February 9, 2017 Meeting of the W.W.H.O.A. Board of Directors was held at 6:30 P.M. at the Marine Corp. League Detachment #708 at 8405 Sunshine Grove Rd., Brooksville, FL 34613. President Jane Heid lead all in attendance with the Pledge of Allegiance. In attendance were: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Dean Post, Jim Devorak and Tony Davidson.

Secretary/Treasurer Cathy Davidson read the minutes of the January 12, 2017 meeting. A motion was made by Joe to accept, Dean seconded.

Director Joe Weston addressed the Board with info about deed restriction enforcement. He introduced Vice-President Tom Wetzler of Associa, Inc. to speak about Associa Gulf Coast, a management company that has a deed restriction division. Tom explained the services that are available to us under their various programs. He explained that their company will work with our Board to tailor a program best suited for our needs. Associa, Inc. is working in several of our local area developments at this time. Board members asked several questions to Tom about documentation, schedules and enforcement. The Board thanked Tom for his information and then had a brief discussion. The Board then took a vote as to whether to proceed forward with incorporating Associa, Inc. into our community. Six Directors were against the proposal, one was in favor. At this time, Joe advised the Board that he would be resigning his position as the Deed Restriction Committee Chairperson, but still remain a Director.

L.E.C.....Russ reported that the bids are all in for our landscaping contractor for 2017. A checklist was given out as to what is expected of the company that is selected. The contract was awarded to E. Bogan Property Maintenance. Included in the checklist were: applying fertilizer to the bushes/plants, sprinkler repair, mowing of the boat ramp, tennis court, mailbox areas, pick up of trash, edging every other mowing, clean center island of pine needles, remove lawn debris, etc. Russ will be accepting bids to cut the bushes alongside Woodland Waters Blvd. He wants them cut approx. 2-3 feet to give them a chance to fill in. The sprinkler system has been revamped and now has good coverage. He has been running the sprinklers between 5-9:00 P.M. Materials for the boat launch repair will be ordered soon by Russ. A notice will go up on the community bulletin boards for anyone that wants to help.

A.R.C.....In January, one new home and one resin shed were approved. In February, so far, one four foot black chain link fence/dog run was approved and waiting on D.P.W. to approve one driveway widening to 10 feet.

WELCOME.....Four new homeowners have been visited so far, still have another three to go.

DEED RESTRICTIONS....An IPAD was suggested by Russ to document & report deed restriction violations and to maintain a database for deed restrictions. Theresa Tyner offered her assistance to Russ for deed restriction help.

The Treasurers Report was made by Cathy. Total income up to February 7th is \$65,010.08. Expenses of

\$8,064.24 for a net income of \$56,945.84. Total liabilities and equity thru February 7th are \$204,873.77. A motion was made by Russ to accept the report, seconded by Jim.

NEW BUSINESS.....Several members of the Board interviewed Attorney David Murphy of Dade City. The Board would like to have another attorney that is local to assist us in our needs. A motion was made by Cathy to send any new deed restriction violations to him. Russ seconded. All on-going violations will remain with our current attorney firm.

A motion was made by Tony to adjourn, seconded by Jim. The meeting ended at 7:40 P.M.

Woodland Waters Home Owners Association

Board Meeting, March 9, 2017

The March W.W.H.O.A. Meeting was held on March 9, 2017 at the Marine Corp. League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, FL 34613. President Jane Heid called the meeting to order at 6:45P.M. Jane then led all in attendance in the Pledge of Allegiance.

In attendance were: Jane Heid, President, Russ Coomer, Vice-President, Cathy Davidson, Secretary/Treasurer. Directors: Dean Post and Tony Davidson. Absent were Jim Devorak and Joe Weston. Also in attendance was Kristin Schram, book keeper.

Cathy read the minutes of the February 9, 2017 meeting. A motion was made by Tony to accept the minutes, seconded by Dean.

L.E.C.-----Russ reported that the boat launch/dock project is completed. Thanks to helpful hands from several members of our community who tirelessly worked for several weekends to get the project finished. The park is looking really nice thanks to everyone's hard work. The bids the Board received for completing the repairs to the launch/dock ranged from \$23,000.00 to \$30,000.00. Russ came in under budget at around \$6,200.00. Dean suggested to post pictures at the community bulletin boards.

A.R.C.-----Russ, Theresa and Alex reviewed 1 driveway extension and did not approve. Homeowner to get a variance from the County and then ARC will approve. Russ is requesting more help for the committee for architectural reviews. Anyone interested please see any Board member. Tony, Theresa and Russ reviewed and approved 1 new home. One fence and one garage extension are pending approval at this time.

DEED RESTRICTIONS-----Russ reported that one homeowner had contacted the Board with some questions on propane tank placement. Several signs advertising businesses have been seen in the development. Any sign not 2' by 2'

will be taken down. Dean and Russ will drive thru the community to remove the signs.

WELCOME-----No visits made so far this month.

The treasurers report was made by Cathy. Total income thru March 8, 2017 is \$69,375.50, expenses of \$13,402.12, total assets of \$203,901.31. A motion was made by Dean to accept the report, seconded by Russ.

NEW BUSINESS-----Spring Fling is in the works. Tentative date is Saturday, April 1st. Tony will be cooking. Russ to arrange the wash station and port-a-potty. The time will be from 12:00 to 5:00 P.M. Notices to go up on the community bulletin boards.

The Marine Corp League has offered to rent out their hall to the Association for meetings, get-togethers. Tony suggested to offer specials to WWHOA members who attend the meetings, discounted prices on food/appetizers and to bring back the light dinner offered at our Annual meeting.

A vote was taken on changing our meetings back to every other month. Four members were for the change, one was against. Jane to confer with the attorney before any change is made. Tony also requested to check with the attorney about only posting the profit and loss statement on the community website.

A motion was made by Tony to adjourn, seconded by Dean. The meeting was adjourned at 7:30 P.M.

Special Operations Meeting for the Woodland Waters Homeowners Association

April 6, 2017

A special operations meeting was held on Thursday April 6, 2017 at 6:55 P.M. at the Marine Corp. League Detachment #708 at 8405 Sunshine Grove Rd, Brooksville, FL. The meeting was called to order by President Jane Heid. Voting Officers/Directors were: Jane, Russ, Cathy, Jim D and Tony D.

A brief discussion was had about a series of events that involved Director Dean Post. Dean had been advised by the Board President Jane and by the Hernando Co. Sheriff's office to stay away from the home next to his property that may have squatters in it. Dean addressed the President with questionable language and verbally resigned from the Board. Dean's resignation is accepted and nominations will be taken for the 2 empty Director seats.

Russ nominated Theresa Tyner to fill the Director spot left open by Joe Weston. Tony D. seconded. All were in favor. Theresa accepted the position. Russ then nominated Tony Akers to fill the Directors spot left open by Dean Post. Tony D. seconded. All were in favor. Tony Akers accepted the position. Welcome, to both Theresa and Tony A. Tony D. recommended to send a certified letter to Dean, that his resignation has been accepted. Russ made a motion to adjourn and Tony D. seconded. Meeting adjourned at 7:10 P.M.

Woodland Waters Home Owners Assoc.

Board Meeting for April 13, 2017

The April W.W.H.O.A. Monthly Meeting was held at the Marine Corp. League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, FL 34613.

President Jane Heid called the meeting to order at 6:51 P.M. She then lead all in attendance in the Pledge of Allegiance.

In attendance were: Jane Heid, Russ Coomer, Cathy Davidson, Jim Devorak, Tony Davidson and Tony Akers. Absent was Theresa Tyner.

Cathy read the minutes of the March 2017 meeting. A motion was made by Russ to accept the minutes, seconded by Tony D.

A.R.C.----Dave Jolliffe and Jim Tyner will be joining the A.R.C. Six items have been reviewed this last month. 1) shed extension from 12X12 to 12X20 2) a fence around a backyard & pool enclosure extension 3) 1 breezeway from house to garage 4) fence around backyard 5) new pool & enclosure 6) 1 shed under review. A 5 foot fence was reviewed and denied.

L.E.C.----Russ to give 30 day notice of stop of service to Eco Floridian, our current lawn spray company. He will be contacting Tru-Green for prices on what we need to have done. The bushes along Woodland Waters Blvd. will be cut shorter to encourage new growth. The ponds at the entrance on U.S. 19 have been getting low. A relay had gone bad. Anytime we notice an issue with the fountain/ponds/waterfall, please contact Russ. The horseshoe pit at the picnic area has boards ready to install. Clay will then be used to fill the pits.

DEED RESTRICTIONS----Five homes have had cards sent for violations. Of the five, four have been corrected. Russ is using the IPAD to video and take pictures of violations and then forwarding them to our attorney. Rich Weyman has offered to help Russ with the deed restrictions.

WELCOME----3 homes visited in April, more upcoming.

TREASURERS REPORT----was read by Cathy. Total income from January 1st thru April 13, 2017 is \$80,324.66. Total expenses from January 1st thru April 13, 2017 is \$34,055.73. Net income of \$45,268.83. Total assets of \$194,339.86. A motion was made by Russ to accept the report, seconded by Tony D.

NEW BUSINESS----new Directors Tony Akers and Theresa Tyner were introduced and welcomed to the Board. A question was raised about Tony A. being on the Board of The Enclave. Tony D. read the 418 & 420 Florida Statutes with no mention that he could not be part of both Boards. All Directors were given a copy of our proposed budget for 2017. We will be reviewing expenses for the 2018 budget and ballots for the October Annual Meeting. Only the profit & loss statements will be available on the website. Homeowners can contact the Board if there are any questions. Cathy read the minutes of the Special Operations Meeting held on April 6, 2017. The Board accepted the resignation of Director Dean Post. Nominations for Theresa Tyner & Tony Akers were accepted. Russ to get name badges for the new Directors. The Spring Fling was a success!! Thank you to all who made it happen!! Was nice to get a chance to see old & new friends. A good time was had by all. Jane has info she received on a security company that provides monitored cameras, speed bumps, etc. Board to review at next meeting. Hernando County has a burn ban in effect from April 11th thru May 23rd. Emails were sent out to all homeowners that we have addresses for. The Board will review & consider using some land we have, that is available for a meeting/storage/community center near the tennis courts. Russ to get prices from the port-a-potty company to purchase one unit for the picnic area. A motion was made by Tony A. to find an outside person/company to monitor & update our website. Seconded by Russ. All were in favor. The Board will investigate putting a gate in Phase 6 to block the Star Road connection to our development. We will be doing this as a pro-active approach.

Jim D. made a motion to adjourn, seconded by Russ. The meeting was adjourned at 7:54 P.M.

Woodland Waters Home Owners Association

Board Meeting, May 11, 2017

The May meeting of the W.W.H.O.A. was held at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, Fla. The meeting was called to order by President Jane Heid at 6:40 P.M. She then led all in attendance in the Pledge of Allegiance. In attendance were: Jane, Russ, Cathy, Tony A., Theresa and Tony D. Absent was Jim D.

Cathy read the minutes of the April meeting. A motion was made by Russ to accept the minutes as read, Tony A. seconded.

L.E.C.-----Russ reported that he has received 3 different bids to redo our front entrance sprinkler system. The system has withstood 20-plus years of mending and is in need of updating. Russ explained to the Board what would be needed. Tony A. suggested that we allot up to \$16,000.00 to re-do the sprinkler system at the entrance & down the Boulevard. All members were in favor. Russ will go back to the companies that gave us the bids and get them to update their estimates for a system replacement also.

A.R.C.----Russ reported that 1 fence, 1 pool, 1 decorative fence in backyard and 2 homes will be starting soon and we are just waiting on their final paperwork. Jane visited 1 home on a dog run review. They were requesting a 5 foot fence. The Board voted unanimously to not approve the 5 foot fence. The deed restrictions state only 4 feet is allowable.

Deed Restriction-----Russ reported that 4 deed violation cards will be going out in the mail for various violations. He has been working with Jane to get the iPad set up. He will also contact the homeowner who placed a mound of dirt from their driveway widening onto the bank of the retention area behind their home.

Welcome-----Debbie reported that the committee has visited 4 homes this month.

Cathy gave the Treasurers Report. Expenses from Jan. thru May 11th were \$37,066.46, income \$80,340.43, assets totaled\$191,344.90. A motion was made by Tony A. to accept the report, Russ seconded.

New Business-----Jane requests that all Board members to please review the 2017 budget. We will be working on the 2018 budget, annual meeting paperwork and ballots at our June meeting. We also will discuss uses for acreage we have by the tennis courts. Russ and Theresa will get info from SWFTMD on where our boundaries are on the property. A call for volunteers was listed on the community bulletin boards. There are several committees that have vacancies. All help is appreciated.

Russ made a motion to adjourn, Tony D. seconded. The meeting was adjourned at 7:50 P.M.

WOODLAND WATERS HOME OWNERS ASSOCIATION BOARD MEETING, JUNE 8, 2017

The June meeting of the Woodland Waters Home Owners Association was held on June 8, 2017 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. She then led all in attendance in the Pledge of Allegiance. Board Directors in attendance were: Jane, Russ, Cathy, Tony A., Theresa and Tony D. Absent was Jim D who was working.

Cathy read the minutes of the May 11, 2017 meeting. A motion was made by Russ to accept the minutes as read, seconded by Tony A.

A.R.C.-----One fence submitted at five feet was declined by the Board. The home owner resubmitted for a four foot fence and was approved. One pool and one house color change was approved as submitted. Russ is waiting on one new home paperwork to come in from Palmwood Builders, before construction can start.

L.E.C.-----AJ's Sprinkler was awarded our irrigation upgrade. The sprinkler system will have the capability to be controlled remotely. Russ reported that we had to install a new waterfall pump this month, at a cost of approx. \$3200.00. He will be working with our landscape company to install bushes in the center median at the U.S. 19 entrance. We are trying to keep cars from cutting across the median and running over the sprinkler heads. Russ is hoping to get the brush behind the bushes on the north side of the Boulevard cleaned-up. He has called into Withlacoochee River Electric for several street lights that are out.

DEED RESTRICTIONS-----Russ will be driving thru the development around June 9th and notating any new deed violations.

WELCOME-----So far in June, 2 houses have been visited.

Cathy gave the Treasurers Report for January 1, 2017 thru June 8, 2017: Income (dues) \$82,335.75, expenses \$42,724.47, net income \$39,611.28, checking

account \$7,349.97, money market \$180,332.24 for a total assets of \$187,682.21. Tony A. made a motion to accept the report as read, Russ seconded.

A discussion was had about starting a Social Committee to engage members of Woodland Waters in social activities. An event at the Marine Detachment was mentioned. Suggestions for activities are welcomed. Cheryl Lawson will be working on a possible quarterly newsletter. Cheryl offered to help Jane shut down our old Facebook account.

A motion was made by Cathy to adjourn the meeting, seconded by Theresa. The meeting was adjourned at 7:20 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS

BOARD MEETING FOR JULY 2017

The July meeting of the Homeowners Association of Woodland Waters was held on July 13, 2017 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Rd in Brooksville, FL.

The meeting was called to order by President Jane Heid at 6:40 P.M. She then led all in attendance in the Pledge of Allegiance. Attending the meeting were: Jane, Russ, Cathy, Jim D., Tony A. and Tony D. Absent was Theresa. Kristen our book keeper was also in attendance.

Cathy read the minutes of the June meeting. A motion was made by Tony A. to accept the minutes, Tony D. seconded.

L.E.C.----Russ reported that the new sprinkler system is in. He and Dave J. will meet with AJ's to go over the new system & new functions. Total cost came in under budget at \$15,530.00. Our present landscape company has quit. Russ has reviewed bids we received from companies earlier the year for our landscaping. Bossman Landscaping will be sending us an estimate for our lawn mowings/trimmings, etc. Russ has stated the next project will be trimming back the bushes along Woodland Waters Blvd and cleaning around the trees and bushes. He is stressing that home owners need to stay on top of the dying pine trees. Pine beetles are doing plenty of damage to trees in our development. Homeowners need to remove the trees as soon as they start turning brown, to help minimize the beetles from going tree to tree.

A.R.C.----approved were 1 garage, 1 new home and 1 fence. one application for a garage was just received for review.

DEED RESTRICTIONS----Russ and 3 others went thru our community checking for violations. Seven violations were noted. The owners of the home on Whisper Ridge are working with the Board to get the home presentable.

WELCOME----Debbie reported 3 new families were visited in July.

The Treasurers report was read by Cathy. From January thru July 12, 2017: income (dues) \$84,436.36, total expenses \$49,225.75, net income \$35,210.61, total assets of \$183,281.54. A motion was made by Russ to accept the report, seconded by Tony A.

The Board reviewed finances for our proposed budget for 2018. Several areas will need adjustment. Changes will be made for the annual meeting packets that will be going out the end of August. Our attorney has reviewed the verbiage and content of the ballots and we will be sending them to print soon.

Notices will go on the community bulletin boards for anyone wishing to be a candidate for the 2018 Board of Directors. Russ and Cathy will be up for re-election. The deadline is July 25 to be a candidate.

NEW BUSINESS----Cheryl Lawson of our Social Committee has been working on several social events for get-togethers for our home owners. More info to follow.

A motion was made to adjourn by Cathy, seconded by Tony A. The meeting was adjourned at 7:40 P.M.

Woodland Waters Home Owners Association

Board Meeting – August 10, 2017

The August 2017 Woodland Waters Home Owners Association was held at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Rd, Brooksville, FL. The meeting was called to order by President Jane Heid at 6:30 P.M. She then led all in attendance with the Pledge of Allegiance. Attending the meeting were: Jane, Russ, Cathy, Tony A., Tony D. Absent were Jim & Theresa. There were 9 home owners in attendance.

Cathy read the minutes of the July 10, 2017 meeting. A motion was made to accept the minutes by Russ, seconded by Tony D.

L.E.C.----Russ went over the new sprinkler system with AJ's Sprinkler. While they were going over the system, 2 broken heads were found in the center median. Russ also reported that 1 of the waterfall lights is out. He checked it out and found it is filled with water and shorted out. He is ordering a replacement. The new landscape company has started. New bushes have been picked out to go down the center median of Woodland Waters Blvd. Approx. 150 plants are to be ordered. Dave Jolliffe has contacted the county on the pothole at the corner of Woodland Waters Blvd & Tooke Shore. He was told it would be on the schedule for approx. 3 weeks. They fixed it within 3 days. Thanks Dave! Russ is getting bids on cleaning, painting, pressure washing and sealing the community mailbox pavilions.

A.R.C.----Russ reported that 1 garage and 1 fence have been approved. He reported that paperwork is inbound for 3 more projects to be reviewed.

Deed Restrictions-----Jane & Tony D contacted the management company for the home on Woodland Waters Blvd. They reported that the lawn has been cut & pool cleaned. The owners of the house on Whisper Ridge are working with the Board to get issues addressed.

Welcome-----Debbie reported that 4 new home owners were visited this month.

The Treasurers Report was read by Cathy. Income from Jan. 1st thru August 10, 2017 was \$84,630.23. Expenses \$67,797.54. Total assets of \$164,720.24. A motion was made to accept the report by Tony A., seconded by Russ.

Members of the Board reviewed the October 2017 ballot. Theresa Tyner will be proxy since Russ is up for re-election. A thank you to the Nominating Committee of Tony Davidson, Paul Lennon and Mike Myers, who have verified the candidates of Russ Coomer and Cathy Davidson for re-election for a 3 year term. The 3 minute speaking rule will be in effect during the October annual meeting. Signs will be posted before the meeting. The Annual Meeting packet is being reviewed and assembled. They will be sent out in September to the home owners.

The Bingo Bash will be held on Saturday, August 12, 2017 at the Marine Corps League Detachment #708 at 4:00 thru 6:00. P.M. Food and drinks are available. Ink daubers & cards will be available. Come and have some fun with your neighbors!!

A special thanks to the members of our Mediation Committee: Patricia Sala, Linda Wisniewski and Shannon Newell. The Board thanks you for volunteering your time.

A motion was made by Cathy to adjourn, seconded by Tony D. The meeting was adjourned at 7:30 P.M.

Homeowners Association of Woodland Waters, Inc.

Board Meeting – September 28, 2017

The September 2017 Woodland Waters Homeowners Association Meeting was held at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Rd., Brooksville, Fl. The original meeting scheduled for Sept. 14 was rescheduled to Sept. 28 due to the Hurricane Irma and several board members unable to attend.

The meeting was called to order by President Jane Heid at 6:30 pm. Jane led all in attendance with the Pledge of Allegiance. Attending the meeting were: Jane, Russ, Theresa and Tony A. Absent were Tony D., Cathy and Jim.

Theresa read the minutes from the August 10, 2017 meeting. A motion was made to accept the minutes by Tony A. and seconded by Russ.

L.E.C.---Russ discussed why the waterfall lights were not previously working; wires were malfunctioning. Also, the stone part in the front will be removed and putting in new variegated plants and some more Loropetalums. This will provide hedges down the Blvd giving it color and preventing u-turns. Also, going to clear out the brush and bushes around the "Thank You for Visiting" sign as this has a lot of growth around it. Still repairing hedges along the Blvd; the new sprinkler system is working and trying to make the hedges look nice.

A.R.C.---Dave and Russ have approved 2 fences, 2 sheds and 1 repaint.

Deed violations---There have been a lot of complaints about the storm debris along the roads. An email memo from the county was sent out to all members whom we have email addresses; and we are at the mercy of the pickup crews. It could take as long as 30 days from September 18th.

Also, as a result of a recent negative occurrence, ANY complaints about Deed Violations MUST go to Russ first. Russ is the Board Director in charge of the Deed Restriction Committee. Any time a homeowner needs to be addressed regarding a violation, it must be done with a minimum of 2 persons with Russ having FULL KNOWLEDGE & DIRECTION of the complaint. Russ and the Deed Violation Committee will handle the violation contact. The process is that the Deed Violation Committee will contact the property owner that they are in violation. If the violating owner does not comply within 14 days, then our lawyer will receive pictures of the violation and his office will take the necessary legal action.

The Board did vote unanimously to the following standards/policy:

#1. ALL violation complaints must be turned over to, and will be handled by the appropriate committee Director; i.e. at the present time, Russ handles all Deed Violations.

#2. One person does not go to address a homeowner about a violation alone; there must always be a minimum of 2 people making the initial courtesy contact visit at the direction from Russ. Under no circumstance is there to be a demand made to immediately correct a violation within an inappropriate timeframe.

The Board has notified all necessary parties regarding the vacant, ½ built home at 11159 Warm Wind Way. The attorney is handling that situation at this point. Also, 9433 Bearfoot Trails violations are being handled by the attorney.

Welcome---Russ advised that Debbie had visited 3 new homes this week and another one is on her schedule.

The Treasure report was read by Jane. Income from Jan. 1st thru September 28, 2017 was \$84,642.73. Expenses \$70,333.56. Checking account Balance is \$8,768.99/Money Market balance is \$146,861.45

Jane attended another Mediation with our attorney last week and the outcome was a positive collection agreement.

Jane advised that according to our attorney, the website provides P&L only and if a homeowner wants copies of other financial reports, a report can be provided upon a written request. Tony A. made motion to accept the financial reports and Russ seconded.

Annual meeting next Month. Anyone who wants to discuss matters at the meeting, it's recommended to send a letter or email regarding what wants to be discussed so it can be placed on the agenda.

A special thanks was given to Jane for all her time spent in the voluntary job of President. It takes many hours taking care of all the legal aspects of following up with properties that currently are in foreclosure, for non-payment and extensive deed violations. Jane in turn thanked the people at the meeting for their hard work and volunteer time. (Russ, Theresa, Tony A., Dave Jolliffe, Steve Evans and Richard Weyman). The community would not be able to function without these hard-working volunteers.

A motion was made by Theresa to adjourn, seconded by Russ. The meeting was adjourned at 7:45 pm.

Homeowners Association of Woodland Waters, Inc.
October 11, 2017

October 11, 2017, Annual Meeting was cancelled due to inadequate attendance quorum.

There are no minutes. Please see Resolution adopted December 1, 2017 regarding October 2017 Annual Meeting.

The Board of Woodland Waters

Woodland Waters H.O.A. Board Meeting

November 9, 2017

The November 9, 2017 was held at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, FL

The meeting was called to order at 6:35 P.M. by Vice President Russ Coomer. He then led all in attendance in the Pledge of Allegiance. Board Directors in attendance were: Russ, Cathy, Jim, Tony D & Tony A. Absent were Jane & Theresa.

The minutes of the October 2017 meeting were read by Cathy. A motion was made by Tony A to accept the minutes, seconded by Jim.

A motion was made by Tony A. to re-appoint Russ and Cathy to their current positions. They were up for re-election this year with no one running against them. Seconded by Jim. A Resolution addressing the Annual Meeting is being drawn up by the HOA Attorneys regarding the October 2017 meeting. The Board unanimously voted to adopt the Resolution when the Attorney sends it to the Board of Directors.

L.E.C. -----Russ reported that the ponds at the U.S. 19 entrance were being lowered to rid the pond of weeds. He is seeking someone to wade in & pull the weeds out. A lot of garbage is being left at the boat ramp. The park is for homeowners use, but please clean up after yourselves. Please be aware there is a big snake that has been seen down at the boat launch area. Please be careful. Time to dress the front entrance for the Holidays. Anyone willing to help is asked to meet at the entrance on Saturday, December 2nd at 9:00 A.M. All are welcomed. Many hands, make light work.

A.R.C.----- Russ reported that 1 home repaint & 1 new home on Southern Breeze was approved this month.

DEED RESTRICTIONS-----Russ reported that several cards were mailed out to deed restriction violators in November. The committee did a drive through the community & documents violations. The County has finally had a crew come through to pick-up the storm debris.

WELCOME-----No visits in November.

The Treasurers Report was read by Cathy. Total income from 1/1 thru 11/8/2017 is \$95,247.82. Total expenses for the period are \$91,352.39. Net income \$3,895.43. Total assets in checking & money market accounts total \$151,965.89. A motion was made by Tony D to accept the report, Jim seconded.

No new business discussed at this meeting. Russ & Deb drove the community & reported 7 street lights out to W.R.E.C.

Cathy made a motion to adjourn, Tony D seconded. The meeting was adjourned at 7:07 P.M.

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

WHEREAS, the annual meeting of the Homeowners Association of Woodland Waters, Inc. (the “Association”) and election of the Board of Directors were scheduled for October 12, 2017 (the “Annual Meeting”) and notice of the same was provided in accordance with the Association’s By-Laws;

WHEREAS, on October 12, 2017 the Association was unable to establish a quorum at the Annual Meeting;

WHEREAS, there were two Board of Directors seats open for election and only two nominees were put forth during the nomination period;

WHEREAS, Florida Statute 720.306(9)(a) does not require an election unless more candidates are nominated than vacancies exist;

BE IT HEREBY RESOLVED by the Homeowners Association of Woodland Waters, Inc. (hereinafter the “Association”), as follows:

- 1) The number of candidates nominated for the 2017 election did not exceed the number of vacancies.
- 2) Pursuant to Florida Statute 720.306(9)(a) the Association is not required to hold elections where the number of candidates does not exceed the number of vacancies.
- 3) In an effort to avoid the costs and delay associated with the printing and mailing of new ballots, the Association will forego the election pursuant to Florida Statute 720.306(9)(a).
- 4) Accordingly, Russ Coomer and Cathy Davidson are reelected and shall serve a new three year term on the Board of Directors commencing immediately.

ADOPTED by the Homeowners Association of Woodland Waters, Inc. Board of Directors this 1st day of December, 2017.

By: _____ Signature on file _____
President of the Association

**Woodland Waters H.O.A. Board Meeting
December 14, 2017**

There was no Board Meeting for the month of December 2017. The meeting was not held due to the fact there was not a quorum of Directors to hold the meeting.