

Woodland Waters Home Owners Association Board Meeting – January 11, 2018

The January meeting of the Home Owners Association of Woodland Waters was held on Thursday, January 11, 2018 at the Marine Corps League Detachment #708 at Sunshine Grove Road, Brooksville, FL. The meeting was called to order by President Jane Heid at 6:30 P.M. All in attendance then recited the Pledge of Allegiance. In attendance were: Jane, Russ, Theresa, Jim D, Tony D., Kristen, bookkeeper and Cathy arrived late.

The minutes of the November meeting were read by Jane. A motion was made by Russ, seconded by Jim D.

L.E.C.....Russ is asking for assistance in taking down the holiday decorations at the U.S. 19 entrance. Some plants will need to be replaced at the entrance. Russ will evaluate after the cold weather threat is over in the Spring. Dave J advised to cut them back and that they should regrow. Some residents have complained that the lighting is poor at the mail boxes and that there are no trash cans. The Board has addressed these issues before. Lights get stolen/broken, and garbage cans accumulate pet refuse. Suggestion boxes were attached to all the bulletin boards, but they only accumulated trash. Suggestions would be accepted anytime during the monthly meetings. Please come and let your suggestions be heard. We are still seeking volunteers for various committees. Russ to get several more estimates to clean & paint all 3 mailbox stations. The board has received several complaints that they are looking poorly.

A.R.C.....Russ reported that he has received several complaints on the "Rubbermaid" sheds residents have in their yards. All sheds must meet Hernando County requirements minimally. Board will schedule a workshop to update requirements for the ARC Guidelines. He also heard complaints on an opaque fence around a pool in the Enclave. Observations were made by several residents that there is an oversized builder sign on the lot at the corner of Whisper Ridge & Southern Breeze. Russ to address with the builder. Also, he will contact Swartzel about the large pane of glass and concrete left behind after the removal of the old sales building. One fence received the A.R.C. approval for last month.

DEED RESTRICTIONS.....Russ will speak to the home owner on Warm Wind Way about repairing the tire ruts on the side of the pavement from a stuck vehicle.

The Treasurers Report was read by Jane. As of January 11, 2018, assets total \$185,348.62. Total income from January thru December 2017 totals \$119,811.48. Total expenses \$104,519.86. Net income \$15,291.62. A motion was made by Russ to accept the report, Theresa seconded.

NEW BUSINESS.....Jane received complaints on the residents notice boards at the mailboxes. The cork has been lifting/loose/coming off. Signs on boards to go up about speeding on the Boulevard. Many cars exceed the 30 MPH limit. Jim D. to investigate on increased Sheriff's Office presence to address speeding. Jane addressed the board about meeting quorum. If less than 4 directors are in attendance, there is NO meeting. That is the law.

The following Resolution written by the HOA Attorney was read again regarding the Annual Meeting. Further information for the Annual Meeting was discussed as the Annual Meeting had to be cancelled due to an insufficient quorum.

A motion was made by Cathy to adjourn, seconded by Theresa. Meeting was adjourned at 7:30 P.M.

Woodland Waters Home Owners Association

Board Meeting – February 8, 2018

The February meeting of the Homeowners Association of Woodland Waters was held on Thursday, February 8, 2018 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, Fl. The meeting was called to order by President Jane Heid at 6:35 P.M. All in attendance then recited the Pledge of Allegiance. In attendance were: Jane Heid, President, Russ Coomer, Vice-President, Cathy Davidson, Secretary-Treasurer. Directors: Tony Akers, Tony Davidson and Theresa Tyner. Absent was Jim Devorak.

The minutes of the January meeting were read by Cathy. A motion was made by Russ to accept the minutes and seconded by Tony A.

L.E.C.-----Russ reported that solar motion lights have been installed at 2 of the 3 mailbox stations. Cleaning and painting of all mailbox stations is coming up in March. Russ thanked Sam for helping take down the Christmas decorations at the front entrance and placing them in the storage unit. Russ discarded some older and non-working lights. He and his wife Debbie, also donated hundreds of icicle lights for this year's display. Thanks to you both! Theresa to contact Swartzel to inquire on clean-up of the old sales office site.

A.R.C.-----One shed approved for February.

DEED RESTRICTIONS-----Russ to speak with a builder to remove the 4X8 sign on Whisper Ridge. Attorney to send a letter if not removed soon.

WELCOME----No visits in January. One coming up in February. Debbie is asking for volunteers to help greet new home owners and welcome them to our community.

The Treasurers report was read by Cathy. From January 1-February 7, 2018.....assets total \$199,119.77, total income \$41,902.84, expenses \$5,891.41, net income \$36,011.43. Theresa made a motion to accept the report as read, Russ seconded.

An update on the abandoned house on Warm Wind Way. The county building department has deemed the structure unsafe and should be demolishing it soon. Court date is tentatively set for February 21st.

NEW BUSINESS-----Home owner Barb Miller provided information to the Board on adding a pickleball court to the tennis court area for the residents. She provided the Board with diagrams and information about the game and equipment. Several board members met at the tennis court area to see how the layout might work.

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

Woodland Waters Home Owners Association Board Meeting – March 8, 2018

The Woodland Waters Homeowners Association March board meeting was held on Thursday March 8, 2018 at the Marine Corps Detachment at 8405 Sunshine Grove Rd, Brooksville, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. The Pledge of Allegiance was recited by all in attendance. Board members in attendance were: Jane Heid, President, Theresa Tyner, Vice-President, Cathy Davidson, Secretary-Treasurer, Directors Russ Coomer and Tony Davidson. Absent were Jim Devorak and Tony Akers.

The minutes of the February meeting were read by Cathy. A motion was made by Tony D. to accept the minutes. Seconded by Theresa.

L.E.C.-----Russ reported that 40 sprinkler donuts had been taken from the front entrance and were broken all over Woodland Waters Blvd on February 23rd. Russ, Debbie and several residents cleaned-up the debris off the roadway. Seven broken sprinkler heads also needed replacement. Several gutters from the mailbox stations were also taken down. If anyone has any knowledge of who did the damage, please notify any member of the Board. Russ reported that the cleaning and painting of all 3 mailbox stations will be completed by March 11th. The new bulletin boards for homeowner notices will go up after the cleaning and painting is completed. The new pickleball courts have been taped off at our tennis court recreation area on Ramble Ridge. Signs to be posted on the bulletin boards for homeowners to contact their representative for their Phase, to get the key for the nets/balls/paddles. Keys need to be turned back in after play is completed. The Board will be researching the cost to put up lights and cameras.

A.R.C.-----Russ reported that one fence and 1 shed were approved for March.

DEED RESTRICTIONS-----Russ is requesting at least 4-5 volunteers to be on the deed restriction review committee. The attorney will be sent 2 homes with unresolved deed restrictions for March. One home on Tooke Shore that has a chicken wire fence will be addressed. The county will be mowing the high grass around the Warm Wind Way home that was torn down.

TREASURERS REPORT-----Cathy presented the treasurers report for the year to date, March 8th. Income \$49,536.39, expenses \$8,572.56, total assets \$204,331.57. Dues paid so far in 2018 are 385, still waiting on another 25 to be paid. A motion was made by Russ to accept the report as read, seconded by Theresa.

NEW BUSINESS-----Thanks to Mike and Beth for picking up trash along Woodland Waters Blvd

and the front entrance. April 21st was the tentative date set for the Spring Fling 2018. Further discussion at the April board meeting. Further discussion to be had on the Phase 1, 30-year renewal that is coming up. Concerns vocalized by Board members on the lots adjoining the entrance to our development. Now that the sales office is gone, what's next? Conversation to be had with Swartzel at a future date.

A motion was made by Cathy to adjourn, seconded by Tony D. The meeting was adjourned at 7:50 P.M.

Woodland Waters Home Owners Association

Board Meeting – April 12, 2018

The Woodland Waters Home Owners Association April board meeting was held on Thursday, April 12, 2018 at 6:30 pm at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, Fl. The meeting was called to order by President Jane Heid at 6:30 P.M. All in attendance recited the Pledge of Allegiance.

Board members in attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Tony Davidson and bookkeeper Kristin. Absent were: Tony Akers, Jim Devorak.

Cathy read the minutes of the March Board Meeting. A motion was made by Russ to accept the minutes, seconded by Theresa. Minutes were entered into record.

A.R.C.-----The committee approved: 1 fence and 1 application was rejected & sent back for revision.

L.E.C.-----New bushes have been planted along Woodland Waters Blvd. Bob, Gaye, Gerard, Richard and Steve all helped with the plants & mulch. Russ reported that the sprinklers on the Boulevard are on every evening until plants are established. The U.S. 19 entrance is being spruced-up. Light will be added to accent the stone wall on the north side waterfall.

DEED RESTRICTIONS-----The Deed Violation Committee went with Russ on April 12th to review the community. Eighteen violations were noted. Russ reported that 3 violators have been turned over to the attorney.

WELCOME-----Six homes were visited, 3 more to go.

TREASURERS REPORT-----Cathy presented the report for the year to date, April 10, 2018. Total income \$52,985.78. Expenses \$20,021.31. Net income \$32,964.47. Assets in checking and money market \$196,175.21. A motion was made by Tony D. to accept the report as read, seconded by Russ. The treasurers report was entered into record.

SPRING FLING-----Russ has reserved the port-a-potty and wash station for the Spring Fling on Saturday, April 12th. Volunteers will be placing flags along Waters Edge Ct. to keep cars from parking on lawns. A table will be set up to sign in home owners and hand out raffle tickets for the door prizes. Signs will be placed throughout the community with balloons attached on Friday the 11th.

NEW BUSINESS-----Home owner Bradley Kaiser spoke to the Board about the shed that is not in compliance with the deed restrictions. Home owner agreed to fill out the proper paperwork

and submit it to the A.R.C. Home owners Sam and Steve offered assistance. Update to occur to the Board by May 12th.

Sabrina and Shannon from Dynasty Collision and Auto Repair were in attendance to offer a free oil change coupon to any of the residents in the Woodland Waters community. Their business just opened at 11251 Commercial Way.

A request was made for the Board to review the procedure for the Phase One Association Renewal. A discussion will be had at a future meeting.

Cathy made mention that several directors have had multiple absences and have other commitments causing their absences.

Notices to go onto the community bulletin boards for any home owners wishing to be on the ballot as a candidate for the Board, for the October elections.

Cathy made a motion to end the meeting, Russ seconded. The meeting was adjourned at 7:33 P.M.

Woodland Waters Home Owners Association

Board Meeting – May 10, 2018

The Woodland Waters Home Owners Association May of 2018 meeting was held Thursday, May 10, 2018 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, Fl. The meeting was called to order by President Jane Heid at 6:40 P.M. Jane, then led all in attendance in the Pledge of Allegiance. In attendance were: Jane Heid, President, Theresa Tyner, Vice-President, Cathy Davidson, Secretary/Treasurer, Russ Coomer, Jim Devorak, Tony Akers and Tony Davidson.

The minutes of the April 12, 2018 meeting were read by Secretary Cathy Davidson. A motion was made by Tony Akers to accept the minutes. Seconded by Tony Davidson. The minutes were entered into record.

L.E.C.-----Russ Coomer reported that several bushes planted down Woodland Waters Blvd. have been drying out. He has been going out at least once a day to hand water them. One pine tree west of the mailboxes on Woodland Waters Blvd. is dead. Russ has made contacts to have it removed.

A.R.C.-----One shed pending county & A.R.C. approval, 1 shed application rejected, 1 fence pending. Several violations from April have been addressed and homeowners are now in compliance.

DEED RESTRICTIONS-----Committee members met and toured the community and found 24 homes with violations. Letters will be sent out to advise homeowners of the violations and that they have 14 days to comply.

WELCOME-----Reported that 3 homes had been visited in April.

TREASURERS REPORT-----Treasurer Cathy Davidson reported that from January 2018 thru May 8, 2018, total assets of checking and savings were \$188,436.75. Total income of \$52,678.54, total expenses of \$27,609.53, net income of \$25,069.01. A motion was made by Tony Akers to accept the report. Seconded by Tony Davidson. The report was entered into record.

Positive comments were made about the Spring Fling 2018. We had a good turnout of homeowners, the weather was nice, the food good. Thanks to all for your help!!

NEW BUSINESS-----Jane noted that several homeowners have gone to the county and joined multiple lots together as one parcel. By our by-laws, they are still considered individual lots and are subject to dues individually.

The Board is accepting applications for homeowners wishing to be on the Board or various committees. Two applications have been received so far.

A discussion was had about possibly having some food at the upcoming Annual Meeting. A motion was made by Tony Akers to provide food, Theresa Tyner seconded.

Multiple complaints of ATVs and golf carts driving thru the community. By our bylaws and county law, only licensed vehicles are allowed to operate on county roads. Notices to be posted to remind residents.

Asking for volunteers to be on the Mediation Committee. There are only 3 people and we need at least 3 more.

A discussion of how we are to proceed with the Phase One remaining in the Association was had. Our attorney is working on a draft and will have more information at a later meeting. A discussion was had on shed/outbuilding descriptions. County laws are minimum requirements. Speeding has become excessive within the community. **PLEASE, slow down.** Theresa Tyner has been conversing with our developer about possibly acquiring a few acres that he may sell to our homeowner's association. A motion was made by Cathy Davidson to adjourn, seconded by Jim Devorak. The meeting ended at 8:15 P.M.

Woodland Waters Homeowners Association Board Meeting – June 8, 2018

The Woodland Waters Homeowners Association Board Meeting was held Thursday, June 8, 2018 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, FL... The meeting was called to order by President Jane Heid at 6:35 pm. Jane then led all in attendance in the pledge of Allegiance. In attendance were: Jane Heid, President, Theresa Tyner, Vice-President, Russ Coomer, Tony Akers and Jim Devorak. Absent were Cathy Davidson & Tony Davidson.

The minutes of the May 10, 2018 meeting were read by Tony Akers. A motion was made by Russ Coomer to accept the minutes and seconded by Jim Devorak. The minutes were entered into record.

Treasurer Report..... Jane Heid read the financials reporting that from January 2018 thru June 10, 2018, total assets of checking and savings were \$185,020.67. Total income of \$54,106.47, total expenses of \$21,652.54, net income of \$21,652.93. A motion made to accept by Theresa Tyner and seconded by Tony Akers.

The financials were entered into the record.

L.E.C.....Russ Coomer reported that there were several broken sprinklers that have been repaired. New pump has been installed and it cost \$2400. The plastic has been removed and it is now metal.

County is issuing tickets for watering misuse 1st - \$100, 2nd - \$500 and 3rd - \$1500 with also possible jail time. Water only on designated days, the County is watching our neighborhood. Having the hedges cut in 3 weeks and the small ones in the center.

A.R.C..... 1 color change on corner of Woodland Waters and Hernando Ridge and they are cleaning up the lawn and beds.

Deed restrictions..... Last month 24 homes were written up for violations. Most all of them called to state that the violations have been taken care of and asked that the committee come to look.

Welcome.2 new homes and 1 were visited.

New Business. Theresa Tyner will be presenting the possibility of our purchasing the land on the North and or South of the Boulevard near the entrance. At a future meeting, Theresa will do a presentation so there is a good understanding for all members of the purposed purchase and its benefits.

Gerrard LaFourcade asked if he could do a display on being prepared for Hurricanes and the possibility of displaying on the Association locked Boards.

Russ made a motion to adjourn, seconded by Jim Devorak, meeting adjourned at 7:30 PM.

Woodland Waters Homeowners Association Board Meeting – July 12, 2018

The Woodland Waters Home Owners Association Board meeting for July 12, 2018 was held 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 6:35 P.M. The Pledge of Allegiance was recited by all in attendance. Board members in attendance were: Jane Heid, Cathy Davidson, Russ Coomer, Tony Akers and Tony Davidson. Absent were: Jim Devorak and Theresa Tyner. A total of 17 members were in attendance.

The minutes of the June 2018 meeting were reviewed by President Jane Heid. They will be read and voted on at the August 2018 meeting.

L.E.C.-----Russ reported that the lawn service will be trimming the bushes along Woodland Waters Blvd. this coming weekend. The entrance ponds have been sprayed two times to kill off the weeds and grass that has grown into the water. Several pipes had been broken at the entrance due to cars parking along the sides of the Boulevard. Russ to get signs to post at the entrance to keep vehicles off of the grass along the sides of the roads. Russ reported that he will be installing accent lights to shine up on the rock wall on the north side waterfall.

A.R.C.-----One fence has been approved.

DEED RESTRICTIONS-----32 post cards have been mailed out for various deed violations.

WELCOME-----three homes have been visited in June/July. Several more are upcoming.

TREASURERS REPORT-----The treasurers report was read by Secretary/Treasurer Cathy Davidson. From January 1, 2018 to July 12, 2018, total income \$54,113.76, total expenses \$37,990.53, for a net income of \$16,123.23. Money market \$172,430.78, checking \$7,060.19 for a total asset of \$179,490.97. Tony A. made a motion to accept the report, Tony D. seconded.

NEW BUSINESS-----A home owner suggested to assemble some willing volunteers to come to the aid of residents that do not have the resources to complete simple repairs to their properties...i.e.: cleaning gutters, pulling out dead vegetation. Jane will seek info from our attorney if volunteers from the development can assemble on their own to perform simple tasks for their neighbors. A home owner requested hurricane information to be posted on the bulletin boards. Tony A. noted that a lot of information is available on line at www.floridadep.gov.

Cathy made a motion to adjourn the meeting, Tony D. seconded. The meeting was adjourned at 7:20 P.M.

Woodland Waters Homeowners Association Board Meeting – August 9, 2018

The August meeting of the Woodland Waters Homeowners Association was held on Thursday, August 9, 2018 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Rd in Brooksville, Florida. The meeting was called to order by President Jane Heid at 6:33 P.M. All in attendance recited the Pledge of Allegiance, led by Jane. In attendance were: Jane Heid, Theresa Tyner, Vice-President, Cathy Davidson, Secretary/Treasurer, Directors: Tony Davidson, Russ Coomer and Tony Akers. Absent was Director Jim Devorak. The minutes of the June meeting were reviewed by Jane. A motion was made by Russ to accept the minutes, seconded by Tony A. Cathy then read the minutes of the July meeting. A motion was made by Tony A. to accept the July minutes as read, seconded by Russ.

A.R.C.-----One fence & one pool was approved.

L.E.C.-----Thanks to all who helped clean the ponds at the front entrance!! Russ, Debbie, Steve, Gerard, Bob & his grandson, Jack and Sam all lent a hand to pull weeds & clean the ponds. Several members of our community met and came to the aid of a homeowner on Sunday, August 5th. A large tree from an adjacent lot fell onto their property. They cut & cleaned up the tree. A homeowner asked if a sign could be posted at the front ponds to warn that the ponds are chemically treated. A man & his dog are frequent visitors on the property & the dog has been in the pond. Russ to investigate options.

DEED RESTRICTIONS-----16 warning cards were sent out for various violations.

WELCOME----3 homes have been visited this month

TREASURERS REPORT-----Cathy reported that from January thru August 8, 2018....checking & savings are \$172,759.73. Total income of \$54,413.76, total expenses of \$45,021.77. Net income of \$9,391.99. A motion was made by Tony D. to accept the report, Theresa seconded.

NEW BUSINESS-----Tony A. reported that a notice was posted on the Enclave Community bulletin board that was put up without knowledge or approval of the Enclave Board of Directors. It has been removed. Jane reported that the Association has been notified that starting January 1, 2019....Republic Services has approved 95 gallon garbage cans that can be lifted & emptied mechanically. More info to follow. The Nominating Committee has closed nominations for the October 2018 Annual meeting. They are getting the biographies in order for the ballots. Jane reported that the new apartment complex on State Road 50, does not butt up to our community. A homeowner contacted the Board about our HOA purchasing 11 acres adjacent to our community. Theresa will make a presentation to the homeowners at the October meeting about possibly purchasing land from Swartzel, the developer of Woodland Waters. Jane has been working with the attorneys to get the documents ready for the 2019 Phase 1 Marta Option to remain in our HOA. Gerard LaFourcade put together an outing to the Rays baseball game on Sept. 16th. Info to go up on the community bulletin boards. One homeowner reported that a traffic study was done on Whisper Ridge Trail. An average of 200-400 cars per day use the road. Approx. 20% of all cars were 5 mph over the posted speed limit, 10% were over 10 mph over the posted speed limit. Tickets to follow, slow down!!!

A motion was made to adjourn by Theresa, seconded by Tony A. The meeting was adjourned at 7:48 P.M.

Woodland Waters Homeowners Association Board Meeting – September 13, 2018

The September meeting of the Woodland Waters Home Owners Association was held on September 13, 2018 at the Marine Corp League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, Florida. The meeting was called to order by President Jane Heid at 6:40 P.M. All in attendance recited the Pledge of Allegiance. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Tony Davidson and Tony Akers. Absent was Jim Devorak. Cathy read the minutes of the August 9, 2018 meeting. A motion was made by Tony D to accept the minutes. Seconded by Tony A.

L.E.C.-----No parking signs were installed by Russ, Sam & Gerard at the US 19 entrance on Woodland Waters Blvd. The second cleaning of the ponds at the entrance was done. Russ thanked everyone who helped to remove the grass and weeds. The landscapers will be cleaning out the old plants & shrubs on the north side of the Boulevard at the entrance. Russ reported that over 116 plants have been put in the past few months at the entrance.

A.R.C.-----Three home owners have requested paperwork to submit, but none have been turned in yet.

DEED RESTRICTIONS-----Approximately 20 violation cards were mailed out. Russ reported that many of the landscape companies are running about 4-5 weeks behind on tree removal. Most homeowners that have received cards are complying.

WELCOME-----Two homes have been visited.

TREASURERS REPORT-----Cathy reported that from January 1 thru September 12, 2018, that total assets (checking & savings) were \$165,790.53. Total income of \$54,763.76 and total expenses of \$52,341.15 for a net income of \$2,422.61. A motion was made by Tony D to accept the report, seconded by Tony A.

NEW BUSINESS-----Jane reported that 1 lot has a tax lien placed on it & chances are that we will not get the money owed to the Association. One home owner has stopped making payments on what they owe us, a lien has been placed on the property. Our attorneys have collected on 2 past due amounts for delinquent payments. New speed limit signs have been installed in our community. The Sheriff's office will be enforcing the new 25 mph speed limit. Ballots have been sent out for the annual meeting in October. We need to have a minimum of 123 ballots to satisfy the quorum to hold an official meeting. Make sure to tell your neighbors how important it is to send in their ballots. Many thanks go out to Russ for ALL his hard work & efforts in all that he does. A poor response for the Rays game outing. Only 3 people inquired & showed interest. Thanks to Gerard LaFourcade for his efforts to put that together. Gerard also will present info on a marquee board for notices, etc.

Cathy made a motion to adjourn the meeting, Theresa seconded. The meeting was adjourned at 7:25 P.M.

Woodland Waters Homeowners Association Board Meeting – October 11, 2018

The Annual Woodland Waters Home Owners Association Annual meeting was held on Thursday, October 11, 2018 at the Marine Corp League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, FL. The meeting was called to order by President Jane Heid at 6:42 P.M. The Pledge of Allegiance was recited by all in attendance. Secretary Cathy Davidson read the minutes of the September 13, 2018 meeting. No quorum was met for the 2017 Annual meeting, so there were no minutes for that meeting to be read. Treasurer, Cathy Davidson then reviewed the 2019 proposed budget.

A.R.C---no report for October

L.E.C----Russ reported that the bushes along the north side of Woodland Waters Blvd., by the "Thank you for visiting" sign, will be removed and cleaned up.

WELCOME-----18 homes have been visited so far this year, from January thru October 10, 2018 Vice-President Theresa Tyner reported that talks with our builder are ongoing. We are trying to purchase 3 parcels, one is 30 acres to make as a buffer. Talks are still continuing. Jane reported that only 10 homes as of today are in collections. We have a lien placed on one property. There are only 18 non-construct properties left. Jane reported that the Phase One renewals are coming up on December of 2019. Our attorneys are working with our Board to get the MARTA agreement into our homeowners' hands before that date. Paperwork will need to be filed at the Hernando County courthouse. Republic Services contacted the Board about going to a specific size of refuse cans. Sometime after January of 2019, they will be delivered. More information to follow.

The ballots for the 3 new director positions that are open were tallied and the results are: Jane Heid 123, Robert Kuzniewski 104, Beth LaFourcade 102 and Ray Miller 53. A motion was made by Tony D to accept the results of the election, Russ Coomer seconded. Congrats to Jane, Robert and Beth!!

Members of the community asked questions of the Board on the purple pipes along US 19. Jane said that they are being run to pipe reclaimed water.

A heartfelt thanks to Jane Heid in all that she does for the community and to the many volunteers that participate in making our community a great place to live. A motion was made by Cathy to adjourn the meeting, seconded by Russ. The meeting was adjourned at 7:12 P.M.

Woodland Waters Homeowners Association Board Meeting – November 8, 2018

The November meeting of the Woodland Waters Homeowners Association was held on Thursday, November 8, 2018 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 6:38 P.M. All members in attendance recited the Pledge of Allegiance. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Tony Akers, Beth LaFourcade and Robert Kuzniewski.

The minutes of the October Annual Meeting were read by Secretary Cathy Davidson. A motion was made by Theresa Tyner to accept the minutes as read. Beth LaFourcade seconded.

A.R.C.-----Russ reported that paperwork for 1 fence was received.

L.E.C.-----Russ reported that the north pond had a float that went bad and caused it not to fill. New parts are ordered. Russ asked for assistance from the membership to spread fertilizer on the shrubbery on Woodland Waters Blvd. and to do some work at the front ponds.

DEED RESTRICTIONS-----Eleven new postcards were mailed out for dead/dying trees that need to be removed. One home has a trailer that needs to be moved.

WELCOME-----Four homes were visited in October.

TREASURERS REPORT-----The treasurers report was read by Treasurer Cathy Davidson. From January 1st thru November 8th....total income was \$62,142.90, total expenses were \$60,725.13, net income \$1,417.77, total in savings and checking \$164,786.91. A motion was made by Beth LaFourcade to accept the report. Seconded by Robert Kuzniewski.

NEW BUSINESS----A homeowner asked about getting a community rate from Spectrum for cable and internet services. Jane advised that a lot of work would be required... Spectrum would bill the HOA and that it would be up to us to collect. It would only include their basic service. Does not seem to be a good deal for us.

A discussion about a community yard sale was mentioned. Notices would be put up on bulletin boards and an email blast can be done well in advance so that homeowners can participate. A further discussion will be had in early March.

A homeowner complained that a hydraulic oil leak from a tree service truck was found on Whisper Ridge. Russ to check it out.

Jane, Russ and Tony will be attending a mediation for the Enclave homeowner who had requested shed information from the A.R.C. Many attempts from the Board were made to provide that information per the request.

A brief discussion was had about getting the Christmas decorations up at the U.S. 19 entrance. Beth said that November 30 they would start. Any volunteers will be welcomed.

**Woodland Waters Homeowners Association
Board Meeting – November 8, 2018**

A recommendation was made to help curb speeding in our community. An off-duty Sheriff's deputy can be hired for a 3 hour shift for approx. \$25.00 an hour. Also, installing speed humps was mentioned.

Russ to check all the locking community bulletin boards, cork coming loose, water leaking in, etc. Possibly time to rebuild.

Jane to speak with attorney as to whether we need a waiver for the pickleball courts. Is it a liability issue? Anything we can do as a board to have the builders that own lots in our development to keep them neater. Some looking shabby. A motion was made by Cathy to adjourn. Seconded by Theresa. The meeting was adjourned at 7:55 P.M.

Woodland Waters Homeowners Association Special Workshop – November 28, 2018

A workshop meeting was had for the Woodland Waters Home Owners Association on Wednesday, November 28, 2018 at the Exit Realty Office at 9157 Commercial Way in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. All in attendance recited the Pledge of Allegiance. The purpose of the meeting is to address several items that were discussed at the November 8th meeting. In attendance were: Jane Heid, Theresa Tyner Cathy Davidson, Russ Coomer, Tony Akers, Beth LaFourcade and Robert Kuzniewski.

CHRISTMAS DECORATIONS-----Beth reported that volunteers will meet at the entrance on Friday, November 30th at 11:30 A.M. to put up the holiday decorations.

CRIME WATCH/CURRENT ISSUE-----A discussion was had with the Board about Robert heading up the crime watch and also serving on the current Board. A decision was made that he would stop his crime watch duties and focus on his seat on the Board. An issue was brought to the attention of the Board about Robert following a homeowner's daughter out of the development. The Board listened to Robert's explanation of the incident. The Board made it clear to Robert that his actions were not in the best interest of the Board and that it is not an incident that should be repeated. The Board is well aware of the speeding cars on our streets. There are better ways to get speeders to slow down and obey the speed limits in our community.

OFF DUTY DEPUTY/SPEED BUMPS/SPEEDING DETERENTS-----Again, the issue of speed bumps was brought to the Board. The County has to authorize any changes to the roadways in the County. Info was produced to the Board that there is no money in the County's budget for traffic calming. A vote was taken by the Board to drop the issue: 6 votes against installing speed humps, 1 vote for. This is now a dead issue.

MARQUEE ON WOODLAND WATERS BLVD-----Information on an illuminated marquee has been presented to the Board and been discussed at several meetings. The logistics of installing an illuminated marquee have also been discussed. The Board is not considering acting on this matter. A vote was taken: 7 votes nay, zero votes for. This, is also a dead issue.

STEEL ROOFS-----A brief discussion was had to address the issue of steel roofs. More and more homeowners are requesting info as to whether steel roofs are allowed per our deed restrictions. New verbiage on roof construction will be something to consider in the future. New guidelines and/or amendment to the community deed restrictions will be something to research.

A motion was made by Cathy to adjourn at 7:30, Tony seconded.

**Woodland Waters Homeowners Association
Board Meeting – December, 2018**

The December Board Meeting was cancelled – NO minutes.