

Homeowners Association of Woodland Waters, Inc.

Board Meeting – January 9, 2020

The Homeowners Association of Woodland Waters, Inc. January 9, 2020 meeting was held at 9157 Commercial Way (U.S. 19) in Weeki Wachee, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. Jane then led all in attendance in reciting the Pledge of Allegiance. In attendance were: Jane Heid, Cathy Davidson, Russ Coomer, Robert Kuzniewski and Ed Butler. Absent were Beth LaFourcade and Theresa Tyner. Treasurer Cathy Davidson read the minutes of the December 12, 2019 meeting. One correction was made: Cathy Davidson read the Treasurers Report at the December meeting not Beth LaFourcade. A motion was made by Ed Butler to accept the minutes, seconded by Robert Kuzniewski. Cathy then gave the Treasurers report for the dates of January 1st thru December 31, 2019. Total of \$24,386.92 in checking, \$168,560.25 in savings, for a total of \$192,947.17. Total income of \$87,362.21. Total expenses of \$72,253.74. Net income of \$12,108.47. A motion was made by Russ to accept the report, seconded by Ed Butler.

LEC-----Russ reported the trees in the retention pond on the bend by the mailboxes on Woodland Waters Blvd. cannot be moved by our landscape company. The property does not belong to the WWHOA. Russ will get our landscape company to cut back some of the brush to at least make it look a little neater.

ARC-----One shed and 2 fences have been approved in the last week and a half. Two pools in the Enclave will be coming up. Waiting on the architectural diagrams to be submitted. The picnic area roofs have been compromised. It is time to repair both picnic pavilion roofs. A cost of approximately \$3600.00 was obtained. The Board was in agreement to have the roofs repaired. This also includes clean-up and hauling away of debris. Russ will also be getting estimates on running electric to the electrical box at the picnic area. Withlacoochee will hook up the power to the box after it has been installed. Ed and Robert will be investigating and getting estimates on a company to decorate our entrance for the 2020 Christmas holiday. One volunteer stepped forward this year to decorate. The Board discussed having a Decorating Committee.

DEED RESTRICTIONS-----The committee did a drive thru the community this past week. Four homes were given a courtesy call to get the issues addressed.

WELCOME-----Debbie Coomer reported that 2 homes were visited this month.

NEW BUSINESS-----Robert reported that a 4' by 5' hole opened up on Palmwood Drive on January 9th. The Sheriffs Dept. stood watch until the County filled it in and re-asphalted the area. The Sheriffs Dept. will have an increased presence to catch speeders on our roads. Jane reported that homeowners are sending in the 2020 dues. The Board had a discussion on the number of keys that are out for the pickleball equipment lockers. The Board was all in agreement that no additional keys will be given out. Each phase has one person that retains the key to the locker. If residents want to use the equipment, they need to get a key from the person from their phase. Names and phone numbers are listed on the website.

A motion was made to adjourn by Cathy. Seconded by Robert. The meeting was adjourned at 7:30 P.M.

Homeowners Association of Woodland Waters, Inc.

February 13, 2020 Meeting Minutes

The Homeowners Association of Woodland Waters, Inc. Board meeting was held on February 13, 2020 at 9157 Commercial Way, Weeki Wachee, FL 34613. The meeting was called to order by President Jane Heid at 6:30pm. Jane then led all in attendance in reciting the Pledge of Allegiance. In attendance were: Jane Heid, Theresa Tyner, Russ Coomer, Robert Kuzniewski and Ed Butler. Absent was Cathy Davidson. Previous Board member Beth LaFourcade handed in her resignation effective immediately before the commencement of the meeting. Board member Robert Kuzniewski read the minutes of the January 9, 2020 meeting. A motion was made by Russ Coomer to accept the minutes and seconded by Theresa Tyner. Jane Heid then read the Treasurers report for the dates of January 1, 2020 thru February 11, 2020. Total of \$17,257.33 in checking, \$195,568.27 in savings, for a total of \$212,825.60. Total income of \$28,634.02. Total expenses of \$8756.59. Net income of \$19,877.43. Approximately 50 residents still have not paid dues. A motion was made by Theresa Tyner to accept, seconded by Robert Kuzniewski.

LEC: Couple of trees still down on Whisper Ridge. Landscaping stones that were located at entrance were stored in Tennis Court area and someone has stolen them. Concern regarding the property on the right past the first set of mailboxes. Four wheelers continue to ride thru and the fact that the property is not owned by Woodland Waters and therefore not controlled by the Association. Theresa is sending letters to both owners of the adjoining property to request their cooperation in assisting with the prevention of this activity. IE: no trespassing signs? Fencing?

ARC: 2 fences and 1 shed and 1 pool. Owner on Whisper Ridge requesting approval for shed to store boat and waiting on survey. Much discussion regarding deed restrictions and enforcing them. Each phase located in Woodland Waters have different deed restrictions. ALL Blue Republic garbage cans must be kept out of sight.

Deed Restrictions: To prevent soliciting, residents would need to have the NO SOLICITING sign in their own lawn or up by their entrance. We do have the sign in the Front Entrance; however, its enforcement is limited. The deed restriction committee presented to the Board notice of 31 violations each of which have received notice.

New Business: Much concern about dogs running throughout the neighborhood. Sam Defini offered the use of his large, live trap if anyone wants to try to capture a dog. Robert offered the phone number to the Dog Warden #352-587-4366. Discussion about CONTROLLED BURNS related to windy conditions. This is County controlled. There will be notice soon regarding a Power Point presentation to be made by Theresa regarding the possible purchase of the land on both North and South entrance of Woodland Waters. Notice of its date will be sent via email to residents and posted on the board.

A motion was made by Theresa to adjourn and seconded by Robert.
The meeting was adjourned at 7:30 pm

BOARD MEETING CANCELLED TONIGHT March 12, 2020

MEMBERS,

IT HAS BEEN BROUGHT TO OUR ATTENTION TO CONSIDER CANCELLING OUR BOARD MEETING TONIGHT DUE TO THE POSSIBILITY OF THE CORONA VIRUS SPREAD.

THE BOARD MEETING TONIGHT WILL BE CANCELLED. WE CERTAINLY DO NOT WANT ANYONE TO HAVE HEALTH ISSUES FROM GATHERING FOR A MEETING.

WE APOLOGIZE FOR THE LATE NOTICE OF THIS CANCELLATION, BUT DEEM IT NECESSARY TO CANCEL THE MEETING DUE TO THE FACT THAT SEVERAL MEMBERS HAVE RAISED STRONG CONCERN ABOUT THE MATTER.

BEST REGARDS,

THE BOARD OF WOODLAND WATERS

APRIL 9, 2020 BOARD MEETING

CANCELLED DUE TO COVID19

MAY 14, 2020 BOARD MEETING

CANCELLED DUE TO COVID19.

Homeowners Association of Woodland Waters, Inc.

Board Meeting – June 11, 2020

Due to the Covid 19 virus pandemic, the June 11, 2020 Woodland Waters Homeowners Association meeting was held via the Zoom format. The meeting started at 6:30 P.M. and was called to order by President Jane Heid. The Pledge of Allegiance was recited by the attending members. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Ed Butler and Robert Kuzniewski. Absent was Russ Coomer.

L.E.C.....new lights have been installed and the jets cleaned on the fountain in the south pond.

A.R.C.....Dave Jolliffe reported that the committee inspected 1 exterior of a home being painted. Paperwork pending on one garage & motorhome garage

WELCOME.....no visits due to pandemic.

TREASURERS REPORT.....\$6600.00 in the HOA checking account, \$195,000.00 in the money market account. Expenses at approximately \$5000.00 per month.

NEW BUSINESS.....Jane fielded several phone calls from homeowners complaining of ATV activity along the powerlines behind their homes. Homeowners are asking the board to put up fencing. The Board voted unanimously that the H.O.A. is not participating on any fencing. Jane will draft a letter to the Hernando County Sheriffs Dept. to help with curbing the activity.

The board is seeking volunteers for several directors positions that will be open in October. Will need to post names to the Annual Meeting ballots by August. Ballots go to print in August for delivery to homeowners by the first week of September.

The March, April and May monthly homeowners meeting were cancelled due to Covid 19. The July meeting will also be held via the Zoom format.

Theresa is still working with our developer, Mark Swartzel. She plans on having a presentation again at our Annual meeting about purchasing a buffer of land at our entrance on Woodland Waters Blvd.

A big thank you goes to Mike Myers. He has been the unseen person who maintains the flags in the median for the holidays and raising and lowering the flag at the entrance. He has moved from our community and we are now looking for a volunteer to take over for him. Please contact the board if you are interested.

A motion was made by Cathy to adjourn the meeting. Theresa seconded. The meeting was adjourned at 7:00 P.M.

Homeowners Association of Woodland Waters, Inc.

Board Meeting – July 9, 2020

The July meeting of the Home Owners Association of Woodland Waters, Inc. was held via the Zoom format due to Covid-19 meeting guidelines on Thursday, July 9, 2020. The meeting started at 6:30 P.M. Jane led the members in attendance in reciting the Pledge of Allegiance. In attendance were: Jane Heid, Cathy Davidson, Russ Coomer, Robert Kuzniewski and Ed Butler. Absent was Theresa Tyner. Cathy read the minutes of the June 11, 2020 meeting.

L.E.C.....Russ reported that several maintenance repairs at the entrance have been performed this month. Russ had help from several residents in cleaning the pond, repositioning the lights on the fountain and some sprinkler repairs. Note to anyone the goes up to the ponds...there are leeches. Do not go into the ponds. Russ and Dave went out and identified street lighting issues. They found 10 lights that were out in the community. The one light that was out at the boat launch, was replaced by a new LED light by WREC.

A.R.C.....Russ reported that 2 repaints, 3 re-roofs and 1 new home have been reviewed and approved this month. Pending are 1 shed and 1 upcoming new home.

WELCOME.....no visits due to Covid-19

DEED RESTRICTIONS.....Russ and Jane drove thru the community and noted at least 16 homes with violations. Russ spoke to several home owners and explained what was wrong and most were resolved quickly. Several will be sent letters from our attorneys.

TREASURERS REPORT.....\$7422.00 in checking, \$190,585.00 in the money market account, expenses running at \$5060.01.

NEW BUSINESS.....Resident Leanne Loffler brought concerns to the Board about excessive ATV traffic along the powerlines that traverse our community. The Board heard comments about the ATVs. Russ to go with another resident to review if a gate/fence would be possible. Russ will also contact Withlacoochee River Electric and Duke Energy, to see if approval from them is needed, should a barrier be feasible. Jane to check with the H.O.A. attorneys to see if is something we can even do as a Board. Jane asked residents to contact the Hernando Co. Sheriffs Dept. if riders get aggressive or do damage to property. If you see ATVs on the roads, call the Sheriff's Dept. Our roads are not private and fall under county and state regulations. Robert will ask the Sheriffs Dept. if they have the capability to use drones to see where the riders are coming from and possibly to identify them.

Thanks to Ralph Frank for taking over flag duty from Mike Myers, who recently moved from our community. He will be monitoring the flag and pole and putting out the small flags along the roadway at the entrance.

Homeowners Association of Woodland Waters, Inc.

Board Meeting – July 9, 2020

A question was presented as to how we will handle our October Annual meeting. Guidelines in place right now, will not allow an "in person" meeting of over 10 people. Jane to ask the attorneys for guidance on how we get a quorum for the annual voting. Carolyn Kuzniewski to provide info on how many people can be accommodated via Zoom.

The Enclave will have their monthly meeting the week of July 13th. They will have less than 10 people in attendance and will be following social distancing and mask guidelines.

Time to start to look for a company to give us an estimate on decorating the entrance for the Christmas holiday.

A motion was made by Cathy to adjourn, seconded by Robert. The meeting was adjourned at 7:32 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

August 13, 2020 Meeting

The August meeting of the Home Owners Association of Woodland Waters, inc. was held via the Zoom format on Thursday, August 13, 2020. The meeting was called to order by President Jane Heid at 6:37 P.M. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer and Robert Kuzniewski. Absent was Ed Butler. The Pledge of Allegiance was recited by all in attendance. Cathy read the minutes of the July 9, 2020 meeting. A motion was made to accept the minutes as read, by Robert, seconded by Russ. Jane presented the Treasurers Report. \$3479.00 in checking, \$190,585.00 in the money market. A motion was made by Cathy to accept the report, seconded by Robert.

A.R.C.....Russ reported 2 paver driveways were approved, 1 fence, 1 home painting and 1 shed were also submitted to the committee and approved.

L.E.C.....Russ reported that 2 new lights at the front entrance were installed, new photo electric eyes were replaced, bushes were trimmed, 1 tree by the Enclave on Woodland Waters Blvd was removed. Comments made by residents about increased golf cart & unlicensed vehicle traffic on the roads. Reminder notice to go on bulletin boards that no unlicensed vehicles allowed on public roads. If you spot them, call the Sheriff's Dept. Russ made contact with WREC with concerns of the motor vehicle traffic on the powerlines.

DEED RESTRICTIONS.....Russ reported that 5 letters are being sent out from the attorney on habitual deed restriction offenders.

WELCOME.....no visits due to COVID-19

NEW BUSINESS.....Theresa spoke with our developer Mark Swartzel on property he is selling around our community. She is compiling information for a presentation at our Annual meeting in October to present to our members. We need to submit an offer soon to secure a buffer from future building at the US 19 entrance. A bid was presented to the Board for Holiday decorations at the front entrance. Robert to get a few more quotes. Jane spoke with our attorney about the residents requesting the Board to address the ATV/motorbike traffic along the powerlines. The Board is in agreement to do no fencing/gates along the powerlines. Residents can submit to the architectural review committee for approval of fencing the back of their properties, up to a height of 8 feet. Robert reported our Community Policing Deputy is Matt Lillibridge and can be reached at 352-754-6830 at extension #53847. A notice to be placed on the bulletin boards that the HOA phone number is voicemail only. Russ has been inundated with calls every day. A message should be left and a board member will call them back. Sam Defini will be finishing Beth LaFourcades term on the Board. Robert has been in

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

August 13, 2020 Meeting

touch with the Public Works Dept and the Sheriffs Dept about speeding on Woodland Waters Blvd. Speed surveys will be done between Palmwood and Bearfoot Trail.

A motion was made by Cathy to adjourn, seconded by Russ. The meeting was adjourned at 7:35 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

September 10, 2020 Meeting

The September meeting of the Homeowners Association of Woodland Waters, Inc. was held via Zoom format on Thursday, September 10, 2020. The meeting was called to order by President Jane Heid at 6:35 P.M. All in attendance recited the Pledge of Allegiance. In attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer and Sam Defini. Absent was Ed Butler. Condolences were shared with Carrie Kuzniewski on the loss of her husband Robert, who was a current board member; and to Cathy for the loss of her Mother. Cathy then read the minutes of the August meeting. A motion was made by Sam to accept the minutes as read. Seconded by Theresa.

TREASURERS REPORT.....\$2366.00 in our checking account, \$185,588.00 in the money market account. Jane noted that our insurance bill will be due in September for the 2020-2021 year. Annual dues invoices will be going out soon. Approximately \$16,000.00 has been collected so far this year for non-construct. A motion was made by Cathy to accept the report as presented. Seconded by Russ.

L.E.C.....Russ reported that September 14 at 2:00 P.M. He will be meeting with a tree company to remove 3 dead trees and some dead limbs at the waterfall at the front entrance at U.S. 19. The front waterfall and stone walls were pressure washed at the end of August. A delivery of 5-10 yards of gravel will be delivered to the boat launch to fill in the ditch at the end of the cement boat ramp.

A.R.C.....Russ reported that 3 houses have been approved for painting, 1 new roof, 1 solar panel and 1 new home have also been approved this month.

DEED RESTRICTIONS.....No ride through the community had been done this month. The home on Woodland Waters Drive has been unresponsive to notices from our attorneys. Our abatement has expired and we can no longer have the property mowed and trimmed. County Code Enforcement has been notified about the abandoned car and unattended pool. We have a lien filed against the property already.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

September 10, 2020 Meeting

WELCOME.....No visits due to Covid-19.

NEW BUSINESS.....Jane and Kristin, our bookkeeper have readied the October Annual Meeting Ballots. We will be doing a Zoom format meeting due to the virus. Approximately 384 homes are allowable towards the quorum.

Homeowners, please send in your ballots! Theresa is ready with her presentation for the property that is available for us to purchase from our developer. We need to act very soon. A motion was made by Cathy to adjourn, seconded by Russ. The meeting was adjourned at 7:24 P.M.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Annual Board Meeting – October 8, 2020

The Homeowners Association of Woodland Waters, Inc fourteenth annual meeting was held via zoom. The meeting was called to order by President Jane Heid at 6:31 pm, who then lead all attendees via zoom in the pledge of allegiance. Board members in attendance were Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Ed Butler, Carrie Kuzinewski absent was Sam Defini. Jane started the meeting with introducing the Board members and identifying their respective positions.

Cathy Davidson then read the minutes from the previous annual meeting held on October 10, 2019.

Jane announced that we have a quorum from mail in ballots. Actually a lot of ballots were turned in.

Jane read the Annual financials and the P&L 2019 year end. No questions or comments, so will be put into the record. Cathy Davidson made a motion to accept, Theresa Tyner seconded it.

Cathy Davidson read the proposed budget review that was also included in all members voting packages.

Six members still have not paid their dues, all have been sent to the Attorney. Invoices for 2021 dues are being sent out 12/1/2020 and become delinquent on 1/31/2021.

Vote totals David Knight 117 and Russ Coomer 121. No one opposed either candidate. Congratulations to both!

A.R.C Been dealing with several owners who are trying to get approval on plans for their new builds. All asking questions about requirements. 1 garage on Woodland Waters Blvd still waiting on our approval.

L.E.C North side of the Blvd. up to Enclave trees trimmed and stink weed removal. Removed 3 trees from the boat ramp area. Trimming the center and palm trees to prepare for Christmas Decorations. Putting 5 yards of lime stone at the bottom of boat ramp due to water being low and we have a lot of wash out.

Deed restrictions: Russ and Jane will be going out again next week to assess any violations. We do have 4 properties with habitual problems that are being addressed. The property on Woodland Waters Blvd, we have to start the legal process all over again as the abatement has expired. County has been notified of the black pool and they're already aware of the parked car. There's a property on Bearwalk Path that is looking bad and has been turned into the County and the Attorney.

Welcome: No new welcomes have been done due to Covid.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Annual Board Meeting – October 8, 2020

New Business: Jane saw a large panther in her back yard and sent an email out to residents regarding it. Fish and Wildlife was notified and explained that the panther is an endangered species and protected. They encourage anyone who sees it to call them so they can track it.

Theresa gave a brief description of the SPECIAL MEETING that is to be held 11/12/21 to discuss the possibility of the Association purchasing land on the North and South sides of the entrance.

Looking for anyone who would like to volunteer for any committee. It's all voluntary work.

Welcome Carrie for stepping in to fulfill the Director position of Robert, her husband who recently passed away.

A BIG thank you to Russ, he does so much for our Association.

Russ is going to get Badges and business cards for Association member to make them OFFICIAL.

Theresa made a motion to adjourn, seconded by Cathy

Meeting adjourned at 7:22 pm.

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – November 12, 2020

Meeting was started at 6:30 via zoom. The meeting was to address specifically the possible purchase property from the Developer of Woodland Waters.

Theresa Tyner the Vice President along with Carrie Kuzniewski hosted the meeting.

There was much discussion regarding the possibility of purchasing property from the Developer of Woodland Waters to preserve the beautiful entrance of the subdivision.

Theresa started with explanations of the different scenarios. Purchasing 60 ft or 120 ft of the South border along Woodland Waters with an asking price tag of \$81,250 for purchasing 120 ft and \$40,625 for purchasing 60" of the border.

For the North border it would be \$73,450 for 120' deep (plus the purchase of the residential lot \$65,000) or \$36,725 for 60' of the border (plus \$65,000 for the residential lot).

Also in consideration was the 29.6 acres of wetlands along with the residential lot that borders Waters Edge. That cost was \$2,000 per acre.

Included with these minutes are the information sheets provided by Theresa.

At the end of the facts, there were questions asked and answered. One question was the already in place easement from the County. Theresa to call the County and find out exactly how many feet of easement is in place.

Another question was exactly what is the acreage amount and what would the cost be to purchase it in its entirety. Theresa to find out.

Discussions regarding the 29.6 acres of wetlands was much concern regarding liability. Even if the owner was to DONATE the land, the Association would be taking on a lot of liability. There was much discussion not to purchase due to

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Board Meeting – November 12, 2020

liability unless it was donated and then consider putting up a fence to eliminate the 4-wheeler problem.

Another question was possibly purchasing a buffer on the North side of the BLVD up to the residential lot, and not include the residential lot.

Several in attendance suggested to just secure our borders then consider the wetlands.

Jane expressed concern about exactly where the funds would be coming from. Also discussed was the possibility of raising our yearly dues.

Final agreed upon approach was to continue with the possibility of purchasing borders both on the North and South of the entrance.

Meeting was adjourned at 7:30 pm.

Woodland Waters Homeowners Association Board Meeting Minutes

12/10/2020

I. Call to order

Theresa Tyner called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. “The Pledge of Allegiance” was recited.

II. Board Members Present

The following board members were present: Theresa Tyner, Russ Coomer, Ed Butler, Sam DeFini, Carolyn Kuzniewski.

III. Approval of minutes from last meeting

Theresa Tyner read the minutes from 11/12/2020. A motion to accept the minutes was made by Sam DeFini, seconded by Ed Butler, and approved.

IV. Financials

- a) Theresa Tyner read the financials. Sam DeFini made a motion to accept and Carolyn Kuzniewski seconded. The financials were approved.

V. Committee Reports

- a) Russ Coomer - Deed Restrictions: There were none.
- b) Russ Coomer – ARC: one house, two fences were approved.
- c) Dave, Ed Butler, Russ Coomer – Common Grounds: ponds drained, weeds cleaned out, granite cleaned, shrubs trimmed and fertilized, new sprinklers installed to keep shrubs alive.

VI. Open issues

- a) Possible purchase of Schwartzel properties: Theresa Tyner has researched with Dave Pritchett and have found that no purchase is necessary to protect the Woodland Waters entrance. Adequate protections are already in place through the county.

VII. New business

- a) Dave Pritchett brought up the fact that we have a variety of covenants and restrictions that are different in every phase. He questioned if the covenants and restrictions could be equalized. After discussion, the issue was tabled for further research.

VIII. Adjournment

Theresa Tyner adjourned the meeting at 7:11 PM.

Minutes submitted by: Carolyn Kuzniewski