

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

1/13/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:33 PM. “The Pledge of Allegiance” was recited.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, member; Carolyn Kuzniewski, Secretary/Treasurer; Ed Butler Vice-President, Sam DeFini, Member; Dave Knight, Member.

Approval of minutes from last meeting

Carolyn Kuzniewski read the minutes from 12/09/2021. Ed Butler made a motion to accept, Dave Knight seconded, and minutes approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Ed Butler seconded. The financials were approved.

Committee Reports

Russ Coomer – Common Grounds: Tennis court area has been repaired where the teenagers vandalized it. The repairs were paid for by the homeowner where the teen lives. Proline Tile will be helping to maintain and repair our sign/wall in front.

Russ and Jane Heid - Deed Restrictions: Russ and Ed will be going around to talk to homeowners with deed violations.

Carolyn Kuzniewski – ARC: 2 fences, 1 solar roof panels, 1 shed, 1 repaint.

Russ Coomer – Welcome Committee – Nothing due to COVID.

Woodland Waters Homeowners Association
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Open Issues

New Business

Lake Hideaway development is moving forward. A committee of homeowners will be meeting with Lake Hideaway representatives next week to address concerns of the Woodland Waters homeowners. We will be requesting the plans be sent to the board. The board requests that members contact Hernando County Commissioners and share any concerns. Emails will be sent out to the members with information as we get it.

Old Business

We need a deed restriction committee to go around and check our HOA homes.

Adjournment

Jane Heid adjourned the meeting at 7:50 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

2/10/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:31 PM. “The Pledge of Allegiance” was recited.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, member; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member; Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 1/13/2022. Ed Butler made a motion to accept, Dave Knight seconded, and minutes approved.

Russ Coomer made a motion to amend the minutes from the April 08, 2021, board meeting to include the vote for approval of WWHOA's bookkeeper's salary raise of \$200 a month. Ed Butler seconded and the motion passed.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Russ Coomer seconded. The financials were approved.

Committee Reports

Russ Coomer – Common Grounds: The pond has been updated, and the fountain will be set to be the same light color every night. We are first on the list now for the shed install at the boat dock. The Wi-Fi will follow. It will be air conditioned and will pay for itself in about two years. Tennis/pickleball court – Russ will be putting Master locks on the storage box. One person from each phase will have a key. Their contact info will be posted for anyone wishing to access the box.

Russ and Jane Heid - Deed Restrictions: Russ and Ed will be going around to talk to homeowners with deed violations.

Carolyn Kuzniewski – ARC: 1 shed, 2 repaints.

Russ Coomer – Welcome Committee – Nothing due to COVID.

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

2/10/22

Open Issues

New Business

Raphael Garcia has moved out of the community, and we have an open board position. Ed Butler nominated Elaine Kolb, Carolyn Kuzniewski seconded, and Elaine was unanimously voted in.

Carolyn Kuzniewski nominated Elaine Kolb to be Treasurer. Elaine accepted and was unanimously voted in.

Old Business

On January 20, 2022, a committee from Woodland Waters met with representatives of the Lake Hideaway Development to share our concerns about the new development on the northern border of Woodland Waters.

Fifteen people from Woodland Waters, including three board members, went to the Hernando County Board of Commissioners meeting on Tuesday, February 8, 2022. After many of us spoke we were able to get an 8-foot black chain link fence along our shared border that will be north of the 50' buffer zone. None of the stub-outs from Woodland Waters will be utilized, and it was recommended that the property owners adjacent to the stub-outs petition the county to have the property added to their deeds. The developer has no firm plans at this point to build a lagoon. If they want to build a lagoon, they will have to come back before the board of commissioners, and the commissioners may require them to build a wall instead of a fence at that time. There is a berm left along our northern border that is the remnants of a narrow-gauge railroad used by the Centralia village. We are looking into the historical significance of the railroad and have contacted the state historical and archaeology departments about this. Four wells are proposed for irrigation of the common areas, but not for individual property owners.

Adjournment

Jane Heid adjourned the meeting at 7:40 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

3/10/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:31 PM. “The Pledge of Allegiance” was recited.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, member; Elaine Kolb, Treasurer; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, and Member; Elaine Kolb, Treasurer.

Approval of minutes

Carolyn Kuzniewski read the minutes from 2/10/2022. Russ Coomer made a motion to accept, Ed Butler seconded, and minutes approved.

Financials

Jane Heid read the financials. Russ Coomer made a motion to accept, and Carolyn Kuzniewski seconded. The financials were approved.

Committee Reports

Russ Coomer – Common Grounds: Bossman is cleaning up the crepe myrtles and around the front. The walls for the shed are up and the electricity and insulating foam will go in next week. After a few other items, we’ll be moving in.

The box locks on the pickleball court will soon be the same key as the gates to make the system easier for people.

Russ and Ed - Deed Restrictions: Russ and Ed will be going around to talk to homeowners with deed violations.

Carolyn Kuzniewski – ARC: 2 roofs,

Jane, Russ, Ed & Maria gave out several trophies for Christmas decorations this year.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

3/10/22

Open Issues

New Business

Discussion was made about using the website for online HOA payments. Dave Pritchett will meet with Jane to see about setting this up.

Old Business

Discussion was made about having the Spring Fling and having the event catered.

Vito put together a Woodland Waters Community Group. The HOA will release an email to encourage others to join.

Adjournment

Jane Heid adjourned the meeting at 7:11 PM.

Minutes submitted by: Carolyn Kuzniewski

Link to Crystal Waters development plan. <https://walton.com/en/our-assets/details/crystal-waters-master-plan>

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

4/14/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:31 PM. “The Pledge of Allegiance” was recited.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, member; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, and Sam DeFini, Member.

Approval of minutes

Jane Heid read the minutes from 3/10/2022. Russ Coomer made a motion to accept, Ed Butler seconded, and minutes approved.

Financials:

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Russ Coomer seconded. The financials were approved.

Committee Reports

Russ Coomer – Everything for the shed is done except the AC, which will be put in soon. The landscaping will be done in two weeks. The flag at the entrance will be replaced soon.

Russ and Ed - Deed Restrictions: Russ and Ed will be going around to talk to homeowners with deed violations. Jane has sent out several violation cards.

Carolyn Kuzniewski – ARC: 1 roof, 2 fences, 2 repaints.

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

4/14/22

Open Issues

New Business

Thank you Debbie Coomer, Faye Strotjohann, and Gay Dillon for being the welcoming committee for many years. Welcome Henry and Daisy Roman to the Welcome Committee.

Old Business

Townhomes will be going in soon along the property line to the north of Woodland Waters. Please contact the Hernando County zoning committee with questions.

Discussion was made about having the Spring Fling and having the event catered. We decided to buy prepared food from Publix and Sam's Club. The Spring Fling is set for May 7, 2022. Notices will be placed near the mailboxes and sent via email. People will be asked to bring their own chairs.

Adjournment

Jane Heid adjourned the meeting at 7:09 PM.

Minutes submitted by: Carolyn Kuzniewski

Link to Crystal Waters development plan. <https://walton.com/en/our-assets/details/crystal-waters-master-plan>

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

5/12/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowners Association at 6:31 PM. “The Pledge of Allegiance” was recited.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, Member; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, and Sam DeFini, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 4/14/2022. Ed Butler made a motion to accept, Sam DeFini seconded, and minutes approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Ed Butler seconded. The financials were approved.

Committee Reports

Russ Coomer – The shed is done. We are waiting for the Wi-Fi to be installed to get the cameras running. The flag at the entrance will be replaced soon. The shrubs are all trimmed at the entrance and the tiles on the entrance wall will be the next project.

Russ and Ed - Deed Restrictions: Jane has sent out several violation cards.

Carolyn Kuzniewski – ARC: 2 roofs, 2 fences, 2 repaints, 1 screened lanai addition.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

5/12/22

Open Issues

New Business

Meeting May 17th at the west branch of the Hernando County Library starting at 4:15 with Developer Representatives from Bruger. They are developing 29.7 acres across from Walgreens along Bourassa Blvd.. The developers will be doing a presentation at that time.

Old Business

The Spring Fling was very nice. We had a variety of food and beverages from Publix and Sam's Club. People loved the new shed and enjoyed the dock area.

On Monday, May 9, Carolyn Kuzniewski and Ed Butler attended the regular meeting of the Hernando County Planning and Zoning Commission. Torah Ohr, Inc. was requesting two special exemption use permits to build a congregate care home for Ukrainian child refugees. The plan was for a transitional living/educational complex located on the southwest corner of Long Lake Drive and Allen Drive between the Heather and Glen Lakes.

After much discussion, the planning board voted the congregate care facility down, stating that it did not adhere to the current character of the neighborhood, which is agricultural residential.

Adjournment

Jane Heid adjourned the meeting at 6:55 PM.

Minutes submitted by: Carolyn Kuzniewski

Link to Crystal Waters development plan. <https://walton.com/en/our-assets/details/crystal-waters-master-plan>

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

6/9/22

Call to order

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

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, Member; Carolyn Kuzniewski, Secretary/Treasurer; Ed Butler Vice-President, Sam DeFini, Member, Dave Knight, Member

Approval of minutes

Carolyn Kuzniewski read the minutes from 5/12//2022. Russ Coomer made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Ed Butler seconded. The financials were approved.

Committee Reports

Russ Coomer – Common areas – Working on new tile for the front entrance sign. Dead trees need to be removed along Woodland Waters and in the boat launch area. The key to the pickleball equipment will be the same key as the gates to the common areas. You will not be able to remove the key when the lock is unlocked.

Russ, Ed, Jane - Deed Restrictions: Jane has sent out several violation cards.

Carolyn Kuzniewski – ARC: 2 roofs, 1 privacy fence for trash cans, 1 repaint, 1 new driveway.

Open Issues

New Business

We'd like to thank Fred Strotjohann posthumously for his service for the community.

New number for the Architecture Review Committee is 352-340-3868. It will be placed on the woodlandwaters.org website.

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

6/9/22

Bossman, who does our lawn and shrub maintenance, is requesting a raise of \$334.00 a month. He has not had a raise in eight years. Carolyn Kuzniewski made a motion to raise Bossman's pay by \$334.00 a month. Russ Coomer seconded, and it was unanimously voted for.

Jane has contacted every homeowner on either side of the stub-outs to petition the county to vacate the property. Bernie Embden has been helping. The forms are confusing, and the county has been contacted for assistance.

Old Business

Neighborhood Inquiry Workshop - Jane Heid and Carolyn Kuzniewski attended the Neighborhood Inquiry Workshop (Coastal Engineering) in the West Hernando Meeting Room at West Hernando County Library Branch on May 17, 2022, from 4:15 pm to 5:15 pm for the Bourassa Blvd Project.

There are 27 working acres to this to 29.70 acre parcel. Approximately 240 2-story townhomes are expected to be built on this property ranging in size from 4 to 8 units each. There will be no development along Tooke Lake. The development will take about a year and a half for the infrastructure to be laid out and 2 to 3 years before the homes are to be built.

There will be a 50 foot wooded buffer with 80% opacity between Woodland Waters and this development. The developer said he would put up an 8 foot black chain-link fence along the buffer like Lake Hideaway is doing. However, he was not happy about putting the fence on the north side of the 50 foot buffer, which would leave it off limits to the new development. Beyond the 50 foot buffer, there will only be a 15 foot setback for the rear of the townhomes.

This developer also developed Ashburg Square in Hillsboro County.

We will send out information as we receive it from Coastal Engineering.

Thank you to all the members that joined us at the Library. Hope to see you at the next one.

Adjournment

Jane Heid adjourned the meeting at 7:08 PM

Minutes submitted by: Carolyn Kuzniewski

Link to Crystal Waters development plan. <https://walton.com/en/our-assets/details/crystal-waters-master-plan>

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

7/14/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 7:01 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Russ Coomer, Member; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member, Dave Knight, Member

Approval of minutes

Carolyn Kuzniewski read the minutes from 6/9//2022. Russ Coomer made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Sam DeFini seconded. The financials were approved.

Committee Reports

Russ Coomer – Common areas –

Two trees had to be removed along Woodland Waters Blvd. And two in the boat launch area.

Russ, Ed, Jane - Deed Restrictions: Jane has sent out six violation cards.

Carolyn Kuzniewski – ARC: 4 roofs, 1 shed, 1 repaint, 1 new home.

Open Issues

New Business

There was a Hernando County Zoning meeting on Monday, July 11, that included proposed variances and deviations for the Land Developer, LLC and Inland Homes property(formerly known as the Bruger property) just north of Lazy Days Court. The agenda for the meeting was not available online until about 2:30 AM on the day of the meeting.

One of the deviations was to use the stub-out on Lazy Days Court as a road into and out of the new condo development planned on that site. After much discussion and protest from the Woodland Waters members that attended the meeting, the access was changed to emergency vehicle use only. Special thanks to Dave and Misty Pritchett for their help in pulling information together for the Zoning Commission.

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

7/14/22

The property owners adjacent to the Lazy Days Court stub-out have begun the process to have the county vacate the stub-out and divide it between said property owners. The county contact who is supposed to help with the seven page form will not return phone calls. We need to mobilize to fight this on August 9th at the regular meeting of the Hernando County Board of County Commissioners, who will make the final decision.

After discussion with the members present, the board has decided to move forward with hiring a lawyer to help out with all of the new proposed developments so as to protect our neighborhood from further deviations and variances that would change the character of the neighborhood. Carolyn Kuzniewski made a motion to vote to hire a lawyer for the purpose of protecting the Woodland Waters lifestyle. Ed Butler seconded and the motion was unanimously approved by the Board vote.

A committee composed of board members and homeowners will be formed to hire and work with the lawyer. Sam DeFini volunteered to be on the committee.

Old Business

None

Adjournment

Jane Heid adjourned the meeting at 8:25 PM Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

08/11/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 7:01 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member.

Carolyn Kuzniewski made a motion to appoint Todd Kennedy to the board for the remainder of the open board seat. Sam DeFini seconded and the motion passed. Welcome Todd.

Approval of minutes

Carolyn Kuzniewski read the minutes from 7/14/2022. Ed Butler made a motion to accept, Sam DeFini seconded, and the minutes were approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Todd Kennedy seconded. The financials were approved.

Committee Reports

Jane Heid– Common areas – Lightning struck the camera at the front entrance and destroyed it. We are working on getting it replaced.

Ed, Jane - Deed Restrictions: No report

Carolyn Kuzniewski – ARC: 3 roofs, 2 repaints.

Open Issues

New Business

Old Business

Thanks to John Kile for getting us maps of the surrounding proposed developments and of Woodland Waters from Hernando County.

Thanks to the over 80 Woodland Waters residents that showed up for the Hernando County Commissioners Meeting on August 9.

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

08/11/22

The Landbuilder, LLC, development north of Lazydays Court has been tabled until the October 11 Hernando County Board of Commissioners meeting.

Lazydays Court will not be used as access to that development and the homeowners can move forward with vacating the stub-out.

Thanks to Bernie Embden for all of his help with getting the applications for vacating stub-outs filled out and submitted to the county.

A discussion was held about the best way to move forward with the opposition to proposed high density developments along our border. Units per acre is the best way to frame our argument for less density as opposed to single family homes. We need to highlight expensive upgrades to infrastructure that the developers should pay for before building new homes/businesses.

Adjournment

Jane Heid adjourned the meeting at 8:09 PM Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

09/09/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 5:17PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member, Russ Coomer, member, Dave Knight, member, Todd Kennedy, member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 8/11/2022. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Sam DeFini seconded. The financials were approved.

Committee Reports

Russ - we had 14 street lights out. 3 are still out. The one near the front entrance has electrical issues. The solar lights at some of the mailboxes need to be replaced. Boss man came in and cleaned out around the flagpole. Phil and Russ will be spraying the weeds in the pond. Boss man will be trimming the shrubs down the boulevard.

Ed, Jane, Russ - Deed Restrictions: 25+ violation cards sent out. Many weeds in gardens.

Carolyn Kuzniewski – ARC: 1 roof, 1 repaint, 1 fence, 1 pool, 1 solar panel.

Open Issues

New Business

Old Business

There was a discussion about the feasibility of the cameras at the Woodland Waters entrance. Jane - made a request that we go to the county commissioners meeting on October 11 about the Bruger property. We will put together a plan to present at the meeting.

Bernie - Stub-outs will not be on the agenda next month. Lazy Days and Hernando Ridge will be submitted soon. Phase six is a slow process. The homeowners are not taking this seriously.

Woodland Waters Homeowners Association

Monthly Board Meeting Minutes

09/09/22

At least two months for each stub-out. Many utilities have to approve the vacating of stub-out as well as county zoning. Often more than one survey has to be completed during the process.

Adjournment

Jane Heid adjourned the meeting at 6:06 PM

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

10/13/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:47PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member, Russ Coomer, member, Dave Knight, member, Todd Kennedy, member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 9/09/2022. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Jane Heid read the financials. Carolyn Kuzniewski made a motion to accept, and Sam DeFini seconded. The financials were approved.

Committee Reports

Russ -. Mailboxes Dave Joleff and Phil put up solar lights under the mailbox roof to give people more light at the mailbox. Boss Man cut brush around the waterfalls. Ian knocked some trees down and those were taken care of. Working on keeping the lights in the front working. There are some trees near the boat launch that need to come down.

Ed, Jane, Russ - Deed Restrictions: Russ will be looking for dead trees and boats/trailers parked in driveways. Phases 1 and 2 can put boats, RVs, etc behind the front of the house. All others cannot have those on the property unless they are garaged. We even have a member with a kennel that is breeding dogs.

Carolyn Kuzniewski – ARC: 1 driveway, 1 repaint.

Open Issues

New Business

By a unanimous board vote, Todd Kennedy and Ed Butler were voted onto the board for a three year term.

Old Business

BOCC 10_11_22 Bruger August 9 Petitioner Resubmit

BOCC discussion centered around the population density of the project. Cliff Manuel Jr. insisted that some areas of Lake Hideaway would be as dense as the townhomes he was planning.
Manuel

stated that the new density was 7.2 homes per acre, down from the original 8 per acre. However, Commissioner Allocco pointed out that the overall density of Lake Hideaway was 3-4 homes per acre, and that no townhomes were proposed along the Woodland Waters boundary.

Other changes in the documents include vinyl slats in the 8' chain link fence, which is to run across the shared boundary with Woodland Waters. The fence will be 50' inside the Bruger property

line and will be hidden from view by woods with an 80% or denser opacity. There will be an additional 50' setback to the back of the townhomes. All townhomes along the property line will be single story 4 unit townhomes with green space between.

George Angeliadis spoke on the WWHOA board's behalf. He pointed out that the emergency access to Lazy Days Court was still in the documents and asked that that be stricken. He also said that

the board was satisfied with all of the concessions from the builder with the exception of population density.

Several other homeowners spoke out on the density of the project as well.

The board asked if the project could go forward with a density of 6.33, or 190 townhomes, which would be down from the proposed 216. Cliff agreed, and the board voted to approve the project with the concessions we fought for.

Jane - the map of the Bruger project that was sent out on 10/10/22 was sent to us in error.

Adjournment

Jane Heid adjourned the meeting at 7:45 PM.

Minutes submitted by: Carolyn Kuzniewski

Annual Officer Election Meeting

October 13, 2022

Woodland Waters Homeowner Association

Present: Jane Heid, Russ Coomer, Carolyn Kuzniewski, Sam DeFini, Ed Butler, Todd Kennedy, Dave Knight

Called to Order

The meeting was called to order at 7:50 PM.

Election of Officers

Russ Coomer nominated Jane Heid as president. Jane Heid accepted the nomination and the vote was unanimous.

Carolyn Kuzniewski nominated Ed Butler as vice president. Ed Butler accepted the nomination and the vote was unanimous.

Ed Butler nominated Carolyn Kuzniewski as secretary. Carolyn Kuzniewski accepted and the vote was unanimous.

Jane Heid nominated Todd Kennedy as treasurer. Todd Kennedy accepted the nomination and the vote was unanimous.

Adjournment

Jane Heid adjourned the meeting at 8:05 PM.

Minutes submitted by Carolyn Kuzniewski.

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

11/17/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member, Russ Coomer, member, Dave Knight, member, Todd Kennedy, Treasurer.

Approval of minutes

Carolyn Kuzniewski read the minutes from 10/13/2022. Dave Knight made a motion to accept, Todd Kennedy seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Carolyn Kuzniewski made a motion to accept, and Sam DeFini seconded. The financials were approved.

Committee Reports

Russ -Common Areas: Went through and cleaned electrical boxes in common areas. Ants were causing issues so they were sprayed. Vito will be putting up Christmas lights. Bossman went through and trimmed all the shrubs. Still negotiating with neighbor to boat dock about tree removal. There are dead trees on the Schwartzel property that need removing. A certified letter will be sent to warn him of possible liability if the tree falls.

Ed, Jane, Russ - Deed Restrictions: The kennel operator never has more than 4 dogs out at one time so we can't site him for the kennel at this time.

Carolyn Kuzniewski – ARC: 1 tree removal, 2 repaint. One home under construction is at a standstill because the builder has declared bankruptcy.

Open Issues

New Business

The new annual officer positions are as follows:

President: Jane Heid

Vice President: Ed Butler

Treasurer: Todd Kennedy

Secretary: Carolyn Kuzniewski

Christmas Lights: Vito will need to submit a proposal to do the Christmas lights this year. Gab.

11/14/2022 planning zoning meeting on Crystal Waters (D R Horton)

Project H-22-51

Five Woodland Waters community members, including two board members, came to the planning and zoning commissioners meeting on November 14, 2022. The issue we were concerned about was the development called Crystal Waters, which is directly across Tooke Lake from the end of Tooke Shore Drive and Rainbow Ridge Court.

The variances that were requested were to shrink the lot sizes down to 40 feet wide with a 5 foot side setback, and to eliminate the frontage road requirement. Before the meeting, the engineers had sent a letter, denying the request to eliminate the frontage road. That meant the developers could not put any driveways along the frontage road, and had to put sidewalks on both sides of it. So the basic issue in front of the commissioners was narrowed down to increasing the amount of homes from 176 on the original application from 2007 to 250 homes in 2022.

Three people spoke about Crystal Waters. One gentleman, Mr. Martucci, who owns a property along the east side of the Crystal Waters proposed development, was very concerned about having multiple backyards along his side yard. The developer's lawyer agreed to meet with him to discuss a fence along that border.

Carolyn Kuzniewski was concerned about the lot size being reduced to 40 feet wide with only a 5 feet side setback. She said that it would be impossible for people to get a vehicle in their backyard in case they needed to have work done. She also mentioned runoff issues. The additional roofs and driveways are not permeable and would cause more runoff and pollution into Tooke Lake. She also requested that the buffer along the lake shore would be increased from 25 feet to 50 feet so that it would be the same buffer that Woodland Waters has along other developments that have been proposed.

Michael Monarch spoke about the concern about traffic noise from 19 once the development was built. He asked whether the homes would be one story or two story, but did not get an answer to that question.

Omar de Pablo, assistant, Director of Public Works, and Todd Crosby, assistant county engineer, represented Hernando County.

The zoning commissioners voted for the project 5-0, so now the project will be going before the board of county commissioners at a later date. We will need to keep an eye on this so we can attend that meeting as well.

Thank you to all who attended.

Old Business

Bernie on vacates: Finally got approval from the last utility to move forward on vacating stub outs. Lazy Days and the end of Woodland Waters were sent in during the last week of October and approved by all utility departments.

Pantera Loop were sent in on November 3. Now we need new tax clearance forms for all of those properties dur to the end of the tax year.

Adjournment

Jane Heid adjourned the meeting at 7:37 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

12/08/22

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:35 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Sam DeFini, Member, Dave Knight, member, Todd Kennedy, Treasurer, Russ Coomer, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 11/17/2022. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Carolyn Kuzniewski made a motion to accept, and Ed Butler seconded. The financials were approved.

Committee Reports

Russ -Common Areas: Vito put up Christmas lights. ATVs have torn out the power to a street light in the front of the development.

Ed, Jane, Russ - Deed Restrictions: 1 with dead trees

Carolyn Kuzniewski – ARC: 1 new home

Open Issues

New Business

Glen Lakes is offering Woodland Waters residents a discounted rate to join. Emails have been sent out and the information has been posted on our community bulletin board.

Spectrum has discounted group rates. The drawback is that the HOA would have to collect the charges. It would cost the HOA more for the bookkeeping. Concerns were raised about individual nonpayment.

Old Business

Bernie on vacates: All four vacate petitions were sent to legal.

There is a December 13th Hernando County BOCC meeting on the Crystal Waters development.