

3/13/25 Woodland Waters HOA Monthly Board Meeting Minutes

Call to Order

Ed Butler called to order the regular meeting of the Woodland Waters Homeowners' Association at 6:30 PM. The "Pledge of Allegiance" was said.

Board Members Present

The following board members were present: Ed Butler, President; Bernie Embden, Vice President; Todd Kennedy, Treasurer; Maria Shelby, Secretary; Phil Boerum, Director; Russ Coomer and Gloria Siecinski, were absent.

Approval of Minutes

Maria Shelby read the minutes from the February 13th meeting. Bernie motioned to accept the minutes. Ed Butler seconded. The minutes were approved.

Approval of Financials

Todd Kennedy read the financial report. We had a beginning balance of \$236,394.25 and an ending balance of \$245,855.80. Ed motioned to accept the financials and Bernie seconded. The financials were approved.

Committee Reports

Phil filled in for Russ who was absent. The reroof of the first mailbox area on the boulevard has been completed. A special thanks goes out to everyone who helped out on the project. It's beautiful and well done! The lights on the roof are not reinstalled yet. Phil noticed the fountain wasn't working right, he cleaned the motor only to find a plastic grocery bag twisted up inside the intake. The fix was short lived however, and now the motor is in the shop waiting to see if it can be rebuilt or not.

Deed violations - We have trash can violations in Phase 3, a dead tree needs to be taken out and a few warning letters have been sent .

ARC - 1 roof 1 paint and 1 shutter

Old Business

Pickleball court, Bernie read a letter from Barbara Miller. We obtained estimates to redo the surface of the pickleball court and restriping. First estimate of \$10,000, second estimate \$2,500. Bernie motioned a vote on the pickleball court repaint, Ed seconded. The board voted unanimously not to repaint the pickleball lines on the court.

The current board of Phase 6 is dissolving and in danger of defaulting and wants to join our association. Phase 6 needs a 75% vote and then Woodland Waters would need a 75% yes vote in order to move forward. It's in the best interest of Phase 6 to join Woodland Waters.

New Business

Street lights are being reported out, requests are not being fixed even after multiple requests.

Withlacoochee has a website [wrec.net/street lights](http://wrec.net/street%20lights) with an online form to report outages. Don't forget to get the pole number off the street light when reporting.

Bernie motioned to terminate the non-construct fees, Todd seconded. The motion was put to a vote and passed unanimously to terminate the non-construct fees beginning January 1, 2025.

Discussion of possible consolidation of documents was tabled.

Ed made a motion to accept Resolution 03132025G Placement and Storage Garbage Containers. Bernie seconded. The board voted 4-1 motion passed.

The Spring picnic at the boat dock topic came up. Todd suggested each board member take a Phase for deed violations instead of having to drive through all 410 homes. Discussion was tabled.

Adjournment

Ed Butler adjourned the meeting at 7:32 PM

Submitted by:

Maria Shelby