

4/9/26 Woodland Waters HOA 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; Maria Shelby, Secretary; Russ Coomer, Director; Phil Boerum, Director; Jennifer Gallivan, Director; Kurt D'Acunti, Director.

Approval of Minutes

Maria Shelby read the minutes from the March 12, 2026, meeting. Bernie Embden motioned to accept the minutes. Ed Butler seconded. The minutes were approved.

Approval of Financials

Ed Butler read the financial report. We had a beginning balance of \$245,794.15 and an ending balance of \$241,996.57. Income from estoppel fees brought in over \$3,000. Bernie motioned to accept the financials. Ed seconded. The financials were approved. We have about 20 members with dues outstanding. Next month they will go to collections.

Committee Reports

Infrastructure - We got the island debris removed from the boat dock. Daniel Construction brought in a long reach machine to clean out the island without dredging. Please be careful when walking around the dock area and watch for alligators and water moccasins.

ARC - 2 paint

Violations - Last month we closed 2 violations. We have 2 open violations in the Enclave and 18 open violations in Woodland Waters, consisting of 2 slabs of concrete on the front lawn that had 2 sheds on the slabs previously. Slabs need to be removed. Last month we voted to fine 2 homeowners, one for parking the RV in the neighbor's driveway, and another who consistently parks on the lawn, even after several warnings. You are entitled to a hearing with the Appeals Committee. The Appeals Committee are people who have nothing to do with the board, and will approve or deny the fine.

On January 16, 2026, the homeowner was issued violation number 01162026-9433 for a dead tree that had fallen on their lot. The violation was mailed out on January 16, 2026, and estimated to be received by the homeowner on or about January 23, 2026. The homeowner was given 30 days from the receipt of the violation to remove the dead tree or to contact the HOA with plans to remedy the violation. The 30 days expired on February 24, 2026. As of today, April 9, 2026, the dead tree has not been removed and the homeowner has not contacted the HOA.

Pursuant to non-compliance of violation 01162026-9433, Bernie motioned that a fine be levied against the homeowner. Fine starts at \$100.00 dollars each calendar day. Fine to accrue at \$100.00 per day. With the

violation not remedied as of today, April 9, 2026, a maximum of \$1000.00 has been reached. Ed Butler seconded. The motion was passed unanimously.

Bernie motioned trailer resolution 04092026T be adopted as a policy for work trailers, open and closed trailers, to include but not limited to any and all types of trailers parked on homeowners' lot. With the exception of contractors working on the lot, Phase 1 and Phase 2, boats, travel trailers, RV's and work trailers may not be parked or stored except for the following instances, not to exceed 12 hours for cleaning, loading and unloading. After 12 hours must move the trailer behind the furthest projection of the house on the side or rear of the house or stored in an enclosed garage.

Phases 3 - 5 with the exception of contractor trailers working on the lot, all work trailers, open and closed trailers, are to include but not limited to all types of trailers or such devices shall not be parked on a homeowner's lot or property except for the following instances, for a period not to exceed 12 hours for cleaning, loading or unloading. After 12 hours, the trailer must be removed from the lot or stored in an enclosed garage. Ed seconded the motion. The motion was passed unanimously. The resolution was signed by the president.. The resolution will be posted at the mailboxes for 30 days.

Old Business

(None)

New Business

A member sent the president a package with a rewrite of our documents with changes that would benefit himself. He asserted the board doesn't follow the rules and laws of 720, that the board didn't comply with the education requirements among other misrepresentations. Ed said that if the member would have gone on to Woodland Waters website, woodlandwaters.org his questions would have been answered. Discussion was tabled.

Landscapers working on weekends. There is nothing in our documents that limits when landscapers can work. Discussion was tabled.

Bernie said the refundable cost of a key to the boat ramp pickleball/tennis court, which is now \$10.00 is too low, and raising the cost to \$50.00 or \$100 might get more keys returned. Discussion tabled.

Under the new water restrictions, members with under an acre can water up to 4 hours a week. You can only wash your car on your watering day. For further information go to swfwmd.state.fl.us for the latest.

Adjournment

Ed Butler adjourned the meeting at 7:23 PM

Submitted by: Maria Shelby