

## 3/12/26 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

### Approval of Minutes

Maria Shelby read the minutes from the February 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 an ending balance of \$245,794.15. Estoppel fees earned us \$1,750.00. Bernie motioned to accept the financials. Ed seconded. The financials were approved.

### Committee Reports

Infrastructure - Working on getting freon in the A/C unit at the shed.

ARC - 2 paint

Violations - we have 19 open violations for trailers, lawns, fences and garbage cans. Violations are sent a letter, then subject to fine. Discussion about the property with the two cement pads was brought up, this is an ongoing violation and we're pursuing it.

Bernie motioned pursuant to non-compliance of violation 02102026-9543, that a fine be levied against the homeowners. Fine starts at \$100.00 each calendar day beginning February 18, 2026. The violation has not been remediated as of March 11, 2026, a maximum fine of one thousand dollars (\$1000.00) has been reached. Ed Butler seconded. The motion was passed unanimously.

Bernie motioned pursuant to non-compliance of violation 11042025-9557, that a fine be levied against the homeowners. Fine begins on February 27, 2026, at \$100.00 each calendar day and fine to accrue at \$100.00 per day until either the violation is permanently remedied or a maximum of \$1000.00 dollars is reached. Ed Butler seconded. The motion was passed unanimously.

Phase 1 and 2, you are allowed to park a trailer as long as it's at the back of the house or side of the house. Phase 3, 4 and 5 trailers can be parked for cleaning, loading and unloading for no more than 12 hours, after which the trailer must be in an enclosed garage or off your property. Phase 6 has 48 hours to remove the trailer. We will be working on a resolution to clarify rules on parking trailers.

### Old Business

(None)

## **New Business**

After over 2/3 of the residents in each HOA (Woodland Waters and Phase 6) agreed to the merging of Woodland Waters and Phase 6, and that the surviving HOA will be Woodland Waters. The agreement states both assets will be combined, Phase 6 will have voting rights in Woodland Waters. Phase 6 documents are unchanged, Woodland Waters documents are unchanged. Phase 6 documents will be added to the Woodland Waters website. With the signing of this agreement, Phase 6 will enjoy all the benefits as Phases 1-5, having access to boat launch and pickle ball/tennis court.

Bernie motioned to accept the merger March 12, 2026, to merge Woodland Waters with Phase 6, with Woodland Waters becoming the surviving HOA. Ed Butler seconded. The vote was passed unanimously.

Phase 6 HOA Vice President, Kurt D'Acunti motioned to accept the merger of Phase 6 and Woodland Waters with Woodland Waters being the surviving HOA. Jennifer Gallivan, Secretary/Treasurer of Phase 6 seconded. The motion was passed unanimously.

We are announcing that the Phase 6 merger is complete. Paperwork has been written. We will take the documents to the notary tomorrow March 13, 2026, and all signatories will be present to execute the documents.

Bernie motioned that effective March 13, 2026, Kurt and Jennifer be part of Woodland Waters board. Russ seconded. The motion passed unanimously.

Aggressive dogs. There is a dog that has reportedly bitten 4 persons and attacked and almost killed a small dog. Make a report with the police department if you are bitten by a dog.

Toner prices are outrageous. We are looking at purchasing a refillable inkjet printer with free 3 years of ink for less than the cost of toner replacement.

We are undertaking efforts to clear the lake by the boat dock during the period of low water levels. Significant debris and soil were introduced into the lake, resulting in blockage at the boat launch. Prior to initiating removal, consultations were held with Swiftmud, who referred us to Florida Fish and Wildlife, followed by Hernando County Waterways Department and lastly, a biologist working for the State of Florida gave us permission to clear out the floating debris. It will not be dredged. The board has selected Daniel Construction to address and remove the obstruction at the boat dock.

Spring Fling will be March 28, 2026 12-4 PM at the boat launch. The event will be catered with sandwiches, chips and soda and water. Please come out and visit with your neighbors.

Keys to the boat launch are \$10. There is 1 key per household and cannot be duplicated.

## **Adjournment**

Ed Butler adjourned the meeting at 7:50 PM

Submitted by: Maria Shelby