

5/8/25 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; Maria Shelby, Secretary; Phil Boerum, Director; Russ Coomer, Director; Gloria Siecinski, Director. Todd Kennedy was absent.

Approval of Minutes

Maria Shelby read the minutes from the April 10th meeting. Russ Coomer motioned to accept the minutes. Bernie Embden seconded. The minutes were approved.

Approval of Financials

Ed Butler read the financial report. We had a beginning balance of \$243,391.83 and an ending balance of \$236,252.12. Russ motioned to accept the financials and Bernie seconded. The financials were approved.

Committee Reports

Beautification - Finished completing repairs to the fountain pump and moved it into the pit. Maintenance repairs should be less now with new lights, new pump, and nozzles on the floating fountain. A/C in the storage shed is on the fritz, possibly from a leak of freon. We now have 3 alligators in the pond at the boat launch so please be careful. Never feed an alligator!

Deed violations - We have 17 violations out currently. 3 people are not accepting our violation notice through the mail. A delivery service (police) was suggested.

ARC - 3 repaint, 1 privacy wall around pool plumbing.

Old Business

Miguel will tear down the gazebo and remove it for \$1000.00 and the board will pour a slab of cement where the gazebo was standing. Bernie motioned to pay \$1000.00 to remove and tear down the gazebo and pour a slab of cement and Phil Boerum seconded. Motion was passed unanimously.

New Business

Phase 6 voting results are in to merge with Woodland Waters. 83% in favor, only 3 opposed and there are 10 votes not returned. Phase 6 is currently paying their own expenses and are in the black at \$100 per year annual dues. Phase 6's dues will be raised to \$175.00 after the merger. Bernie motioned Resolution Number 05082025P regarding rules for parking vehicles on areas designated as lawns to be approved. Ed seconded and the motion was unanimously approved.

Barking dogs - according to police you have to record the dog barking for ½ hour continuously in order to allow the judge to hear it. Fines - we will work with you if you cooperate with us. Phil mentioned we need a comprehensive 5-10 year plan for maintenance.

Adjournment

Ed Butler adjourned the meeting at 7:44 PM

Submitted by:

Maria Shelby