

7/10/25 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 June 12th 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 \$231,249.22 and an ending balance of \$223,312.65. Bernie motioned to accept the financials and Ed seconded. The financials were approved.

Committee Reports

Russ - broken sprinklers, broken lines and a broken valve was replaced. The bushes at the main entrance are looking rough.

Deed violations - Ed recommended we mow the lawn of a bank-owned property on Woodland Waters Blvd. twice a month. Russ will talk to the landscaper or pay to have it mowed. Bernie motioned to have the grass cut and Ed seconded. The vote was unanimous to cut the grass twice a month at the Woodland Waters Blvd. property. We will recoup any charges via estoppel once the property is sold.

Bernie has 14 open violations and 11 pending. In 2024, we closed 29 violations. In 2025, so far, we have closed 23 violations. The majority of the violations now are for the condition of lawns. Dead trees on your property need to be removed. This is the homeowner's responsibility.

ARC - 1 shed and 1 paint. ARC meetings are now public. Ed proposed a standing Monday meeting for ARC requests.

A shout out goes to Kathie Diaz who will be decorating our bulletin boards. Thank you Kathie!

Old Business

New Business

Ed mentioned that the drive going into the boat dock has deteriorated so much it needs to be repaired. We received a quote for 1 ½ inches of new asphalt, remove grass around the drive, repair areas and pave all the way to the street for \$4,500.00. This is a fair price. Bernie motioned to move forward to repair the drive at the boat dock. Ed seconded. A vote was unanimous to repave the drive at the boat dock.

At the boat launch, Phil has hooked us up with a heavy equipment operator that will drag the pond entrance with chains to remove the floating island and lily pads around the dock area for \$2000.00. Ed made a motion to accept. Russ seconded. A vote was unanimous and passed.

Bernie mentioned a homeowner with 2 sheds that continue to remain on the property on Warm Wind Way. Pursuant to non-compliance of violations 05032025-11402, motion that a fine be levied against homeowners of Warm Wind Way. Fine starts at \$100.00 each calendar day, starting today, July 10, 2025. Fine to accrue at \$100.00 per day until either the violation is fixed or a maximum of \$1000.00 dollars is reached. Ed Butler seconded. The vote was unanimous to fine this homeowner.

ARC Guidelines were amended by the ARC Chair and the draft presented to the board. The board recommended the following changes - 1) A duly noticed meeting for every ARC denial. 2) All driveways must be concrete or paver construction. A base minimum of 4-6" and paver minimum thickness of 2-3/8" for driveways. 3) Metal roofs come in a variety of metals. Roofs shall be constructed of a high quality material such as cement tile, asphalt dimensional shingles. Metal roofs must meet specific standards for wind, fire, structural capacity and corrosion resistance as detailed under the Florida building code regarding metal roofs. 4) Bernie suggested we mail the ARC requests to the following address, ARC of Woodland Waters, 10246 Woodland Waters Blvd., Weeki Wachee, FL 34613, instead of the ARC chair's address in case they move. Bernie motioned to accept these changes to ARC Guidelines. Ed seconded. A vote was taken and the changes were approved unanimously.

Ed Butler wanted to make it perfectly clear that just because the board fines someone, up to \$1000.00, doesn't mean that's the end of the violation, if the violation is not remedied. The violation will then go to our attorney to settle the dispute in court and a judge will determine the outcome. The topic of speeding came up again. The HOA is not a police department, please direct your concerns regarding speeding to the Hernando County police department.

Tim Collins spoke about the impact he and others are feeling due to the Sandal Key construction . He said Spectrum channel 9 has done a report and will be aired next week.

Adjournment

Ed Butler adjourned the meeting at 8:04 PM

Submitted by:
Maria Shelby