

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

1/11/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Todd Kennedy, Treasurer; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 12/14/2023. Ed Butler made a motion to accept, Russ Coomer seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Carolyn Kuzniewski made a motion to accept the financials. Russ Coomer seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - The Christmas lights are all removed. The tennis courts have been busy. Russ is continuing to work on the courts.

Carolyn Kuzniewski – ARC: 1 fence, and 3 roofs, and one request for an aluminum 4 season room that was rejected until we get more information.

Ed - Deed Violations: We had had someone burning trees, but it was taken care of right away. We have a car with no front end in a driveway.

Bernie - Fining Committee: We have 9 open violations. One will be closed and the others will be getting first and second notices. Three more warning letters for the enclave are going out. Jim is still looking for 2-4 new members.

Open Issues

New Business

Due to the attorney suggesting that we put all the phases, including individual properties, together for MRTA, Bernie Embden made a motion that we put all the phases, including individual properties, together for MRTA. Todd Kennedy seconded, and the board voted unanimously to approve the motion.

We have had several emails about the condition of the tennis/pickleball court. Safety concerns were raised. There are roots growing under it and ants are causing some damage. Dave Knight made a motion that we close the court until further notice because of safety concerns. We are going to get quotes on the cost of repairing the court and improving the grounds. The Board will decide the appropriate course of action. The lock will be changed and signs will be ordered and placed at the tennis/pickleball court immediately closing the courts until further notice. In addition, signs will be placed at the boat area & the tennis/pickleball court that state they are to be used at risk of individuals using them. Bernie Embden seconded the motion, and it was unanimously passed.

Bernie will reach out to the homeowners who emailed us to try to meet with them at the courts so they can show him what issues they have.

Dave Knight brought up the fact that we have several American flags that are tattered and needing replacement. Todd Kennedy will research to see if there is a business that will replace the flags at no charge.

Old Business

Adjournment

Jane Heid adjourned the meeting at 7:45 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

2/8/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Todd Kennedy, Treasurer; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 1/11/2023. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Carolyn Kuzniewski made a motion to accept the financials. Ed Butler seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - The new signs are up at the tennis/pickleball court and boat launch. The parking area has been repaired at the tennis court, and the roots growing under the court has been cut. We had to close the court because of safety reasons.

Carolyn Kuzniewski – ARC: 1 fence, and 4 roofs, one 4 season room, 1 driveway expansion, and 2 repaint

Ed - Deed Violations: We have a car hauler parked in a driveway in phase 5.

Bernie - Fining Committee: We have open violations. Two have been closed and the others will be getting notices. The board unanimously approved postponing additional letters for lawns until the weather approved. Jim has all the members he needs on the fining committee to proceed. Florida statutes determine the fine. Florida statute states that the maximum fine is \$100.00 a day for up to \$1000.00 for each offense, which is what the board has agreed with the Florida statute maximum as a fining schedule for all violations.

Open Issues

New Business

After discussion, Bernie Embden made a motion that we raise the HOA fees by 10% for the 2025 assessment. The motion was tabled until we have more information on our average cost increases over time.

Old Business

A review of the 4 bids for the tennis pickleball court was completed. After discussion amongst the board, Bernie Embden made a motion that we move forward with the bid from Florida Courts Inc. Dave seconded the motion, and the motion passed unanimously. We will repair the court in-house in the meantime so it can be reopened, contingent upon the lawyer approving the legality of the signage. The discussion was opened to the floor. Several community members commented on the courts. Carolyn Kuzniewski made a motion that we use the funds in the reserves to pay for the professional repair. Dave Knight seconded, and the motion was unanimously approved.

Adjournment

Jane Heid adjourned the meeting at 8:04 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

3/14/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Todd Kennedy, Treasurer; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member. Absent: Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 2/8/2024. Todd Kennedy made a motion to accept, Russ Coomer seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. We have \$17,000 in the checking account and \$237,663 in the money market account for a total assets. Carolyn Kuzniewski made a motion to accept the financials. Ed Butler seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - We are negotiating with the lawn maintenance people for the annual contract. This includes maintenance of the hedges.

Carolyn Kuzniewski – ARC: 2 fence extensions, 3 roofs, and 1 privacy area on the side of the garage for trash cans and AC unit.

Ed - Deed Violations: We discovered that there was a retention pond belonging to phase 3 behind the mailboxes on Woodland Waters Blvd that has become overgrown. It has been taken care of now and will be maintained annually now. Boats, motor homes, etc. have become a problem. There have been some lawns that have high weeds. There is a 6 foot chain link fence along the side of a house that now has fake vines on it that we will be pursuing.

Bernie - Fining Committee: We have 7 outstanding violations for lawns. We will be revisiting them this month.

Open Issues

Old Business

Todd has done a temporary repair on the tennis court with asphalt. It still needs some finish work before it can be reopened. The contractor is planning mid May for the repair. Todd and Russ will work on shoring up the gazebo as well.

New Business

Adjournment

Jane Heid adjourned the meeting at 7:27 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

4/11/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Todd Kennedy, Treasurer; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 3/14/2024. Bernie Embden made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. We have a total of \$242,937.42 in assets. Carolyn Kuzniewski made a motion to accept the financials. Russ Coomer seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - we are continuing to negotiate the lawn maintenance service for the common areas. Bernie Embden made a motion that we accept the annual lawn maintenance fee of \$25,200. Dave Knight seconded. The motion passed unanimously. The gates at the tennis courts have been raised, but please don't swing on them. The parking lot is repaired. A fence will be installed to prevent cars from leaving the parking area.

Carolyn Kuzniewski – ARC: 1 fence, 1 privacy fence denial, and one steel RV Garage denial.

Ed - Deed Violations: Boats, motor homes, etc. have become a major problem. Many cards have been sent out. After a discussion with the board and the attending members, the board will contact the lawyer about changing the verbiage about the lawns within the documents. If it is feasible, the board will pursue a vote to change the documents at our annual meeting.

Bernie - Fining Committee: We have 4 outstanding violations for lawns. They have been suspended due to the weather. The process will move forward now that the weather has warmed.

Open Issues

Old Business

Todd originally had a date for the tennis court repair in May, but the contractor has been able to begin this month. He has put several layers on the court, and hopefully will be done soon, weather permitting.

New Business

Lake Hideaway Development issues- we received and sent out a drone video of the development on the north side of our development. People have had damage on their property due to the daily vibrations and noise. Insurance companies have denied claims from the developer's damage. Jeanie Galbo has spent her own time and money trying to get this rectified. One Woodland Waters member that worked in a legal firm has suggested a class action lawsuit against the developers for restitution. Contacting the media was also recommended. The board will have a special meeting to see what interest we can generate in the neighborhood to fight this development. Also, we will write a letter to the Nature Coast Manufacturers Association with our concerns. *Tim Collins is a member and will make sure our voice is heard.* Bernie Embden made a motion to create a letter to send out to the HOA members about a special meeting on May 2nd, 6:30 PM, to address the issues concerning the Lake Hideaway development. Carolyn Kuzniewski seconded, and the motion passed.

Adjournment

Jane Heid adjourned the meeting at 7:57 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

6/13/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:32 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member. Absent: Todd Kennedy, Treasurer

Approval of minutes

Carolyn Kuzniewski read the minutes from 4/11/2024. Bernie Embden made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Ed Butler read the financials. We have a total of \$226,855.65 in assets. Carolyn Kuzniewski made a motion to accept the financials. Russ Coomer seconded, and the motion passed.

Committee Reports

Russ - The pump at the front pond has been replaced. The granite on the waterfall has been repaired and the letters have been repaired and painted gold. Someone tried to steal the screen over the pump. Miguel will trade us a few mows for trimming the bushes down the boulevard.

Carolyn Kuzniewski – ARC: 1 fence, 9 new roofs, and one RV Garage. The ARC has requested changes to the ARC Guidelines and ARC Request Form.

Ed - Deed Violations- a member with a house on Woodland Waters Blvd. is threatening to file a lawsuit under the premise that we sent a letter to cut a tree that was not dead. Jane and Bernie will meet with him to try to come to an agreement. 2 longstanding violations have been resolved. Landscaping is the main problem right now. Boats, trailers, and RVs can be kept on the property if it cannot be seen from the road or any neighbor. We have been advised to hire a property manager to help with our violation and fining procedures.

Bernie - Started out with 7 violations and are down to four.

Open Issues

Old Business

The tennis/pickleball courts are open. The Lake Hideaway issues are being handled by the homeowners involved.

New Business

A member has asked about a Woodland Waters car club. Jane will send out an email about this.

Adjournment

Jane Heid adjourned the meeting at 7:55 PM.

Minutes submitted by: Carolyn Kuzniewski

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

7/11/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:32 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member. Absent: Todd Kennedy, Treasurer

Approval of minutes

Carolyn Kuzniewski read the minutes from 6/13/2024. Russ Coomer made a motion to accept, Ed Butler seconded, and the minutes were approved.

Financials

Ed Butler read the financials. We have a total of \$224,404.67 in assets. Carolyn Kuzniewski made a motion to accept the financials. Dave Knight seconded, and the motion passed.

Committee Reports

Russ - LEC- The south pond is back in action. The north pond is almost finished. A to Z will be removing a couple of dead trees for us. We have some branches hanging over the road that need attention.

Carolyn Kuzniewski – ARC: 1 new roof, and 1 repaint.

Ed - Deed Violations- one person is doing deed violations and is getting frustrated with some of the issues that arise with trying to get compliance. We have a home that the homeowner is continuously doing work on. He has an open pool area with no enclosure of any kind. The county has condemned his house because of this and other issues.

Bernie - Violations- We have three current violations right now.

Open Issues

Old Business

We have been looking for a new lawyer since our previous lawyer retired. Silberman Law has sent us a proposal for legal services. Carolyn Kuzniewski made a motion that we hire Silberman Law to represent the Woodland Waters HOA. Bernie Embden seconded and the motion unanimously passed.

Three people from our HOA went to the recent Hernando County BOCC meeting to request that we can water twice a week. It is under consideration.

New Business

We are looking for members to volunteer to run for the board in October.

Adjournment

Jane Heid adjourned the meeting at 7:23 PM.

Minutes submitted by: Carolyn Kuzniewski

September 13, 2024

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

Call to Order

Jane Heid called to order the Meeting of the Woodland Waters Homeowners Association at the Christian Church in the Wildwood, Building D at 6:30 PM. "The Pledge of Allegiance" was said.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler, Vice President; Todd Kennedy, Treasurer; Russ Coomer, Director; Bernie Embden, Director; David Knight, Director; Maria Shelby, Member; Carolyn Kuzniewski, Secretary, was absent.

Approval of Minutes

Maria Shelby read the minutes from the August 11, 2024, meeting. Bernie Emden made a motion to accept, David Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the Financial Report. We have a total checking and saving balance of \$210,834.27. Ed made a motion to accept, and Russ seconded, and the financials were approved. Todd talked about cost cutting in different areas, specifically our phone and wireless service provider. Todd motioned and David Knight seconded, to investigate a cheaper phone carrier.

Committee Reports

Russ – LEC- Life Enhancement Committee – The mailbox at the front entrance dropped 6" due to termite damage. Russ put in some metal supports on the beams. Will be repainted and re-roofed this fall. Phil has agreed to assist him. Bernie mentioned possibly installing a metal roof instead of the asphalt shingles. Metal roofs run about 3x more than traditional shingles. Russ nominated Phil Boerum to manage the cameras at the boat dock/picnic area. Everyone on the board agreed.

Maria – ARC – Architectural Review Committee – 1 roof, 1 repaint, 1 fence and 1 new home.

David – Deed Violations – There were around 20 violations at the start, but when I checked on them again there were only a handful of issues remaining. When taking trees down, stumps must be removed as well. Pods or storage containers should be removed within a few days of arrival.

Bernie – We currently have a home in the Enclave that we have some issues with a concrete fence and another on Tooke Shore that won't mow their lawn.

Old Business

Unlicensed golf carts are not allowed in Woodland Water. There is one golf cart that almost caused 2 accidents, and we received 6 calls on them. If you see an unlicensed golf cart in Woodland Waters, driving on the street, please contact the Hernando County Sheriff's Office non-emergency number at 352-754-6830. Video or pictures of the person on the golf cart are inadmissible. The sheriff's office deputy encouraged us to call them about this.

New Business

Annual ballots were mailed out on September 9th. Fill them out and send them in as soon as you get them. The No Solicitor sign needs to be replaced at the main entrance. Todd oversees the website now. Only members will be allowed to view our financial, phone numbers, minutes and other personal information.

Adjournment

Jane Heid adjourned the meeting at 7:35 PM.

Submitted by:

Maria Shelby

Woodland Waters Homeowners Association Annual Board Meeting Minutes

10/14/24

Call to order

Jane Heid called to order the annual meeting of the Woodland Waters Homeowner Association at 6:35PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Carolyn Kuzniewski, Secretary; Ed Butler Vice-President, Todd Kennedy, Treasurer, Russ Coomer, member, Dave Knight, member, Bernie Embden, Member

Approval of minutes

Carolyn Kuzniewski read the minutes from 10/13/2023. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy gave a brief history of our neighborhood and reflected on how it impacts the budget. We have a small deficit this year due to the reconstruction of the tennis court. We are looking for ways to cut our normal costs. If the same expenses continue we would need to increase the annual dues from \$172.70 to \$175.00. Ed Butler made a motion to accept, and Bernie Embden seconded. The financials were approved.

Committee Reports

Russ -. Russ is very appreciative of all the volunteers who help keep our community looking good. Tom Peterson, the code enforcement officer from Hernando County, has also been extremely helpful with dealing with outstanding violations.

Dave Knight - Deed Restrictions: Due to hurricanes Helene and Milton, people with boats in their driveways will not be cited for the next month as the docks and storage areas are repaired.

Carolyn Kuzniewski – ARC: 1 roof, 1 repaint, and 1 shed. One property has submitted three requests for a retaining wall, and all three were denied.

Open Issues

New Business

By a unanimous board vote, Maria Shelby, Gloria Siecinski, and Bernie Embden were voted onto the board for three year terms each.

Russ thanked Jane for her many years of service to the community.

Old Business

Russ thanked Jane Heid for her many years of serving the community. The gift of a mantle clock was given to her in gratitude for all she has done.

12/12/24 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; Russ Coomer, Director; Phil Boerum, Director; Todd Kennedy and Gloria Siecinski were absent.

Approval of Minutes

David Knight resigned from the Board for personal reasons. Russ Coomer made a motion to appoint Phil Boerum to the Board. Bernie Embden seconded. The Board voted unanimously and Phil Boerum is on the Board. Maria Shelby read the minutes from the 11/14/24 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 \$197,876.43 and an ending balance of \$189,901.22. Estoppel fees brought in \$500.00 and a partial non-construct payment of \$500.00 was received. Russ Coomer motioned to accept the financials and Bernie Embden seconded. The financials were approved.

Committee Reports

Russ said the Christmas lights are up. We did it ourselves this year and it only cost \$115.00. Thank you very much to all the volunteers who assisted as it's so very much appreciated. Russ is working on replacing the lights at the fountain.

ARC - 3 roofs, 1 fence and 1 rejected shed (plastic)

Violations - Regarding an inoperable vehicle in the driveway, the homeowner was sent a letter November 17 and the post office confirmed it was in the mailbox on 11/20/24 to remedy the situation. There has been no movement of the vehicle and we have not heard anything from the homeowner. Bernie Embden motioned to levy a fine on the property of \$100.00 per day or until the maximum of \$1,000.00 for the inoperable vehicle. The Fining Committee has to hear the facts of the violation and they will decide to either go forward with the fine or dismiss the case.

Old Business

HOA continuing education classes will resume in January. The subject of landscapers/contractors working on Sunday was raised. Nowhere in the documents does it mention contractors working on Sunday and was deemed unenforceable and the discussion was tabled.

A resolution allowing a P.O.D.S. on your property if you are buying or selling your house was discussed. The homeowner has 10 calendar days to keep a P.O.D.S. If you are remodeling your house or have a home improvement project, you need prior approval from the Board by email at board@woodlandwaters.org or call us. If you email us, keep your email. Bernie Embden read the P.O.D.S. resolution. Failure in removing the P.O.D.S. within the specified time is subject to a fine. If you need a P.O.D.S. longer than 10 days, contact the Board. We will work with you. The Board voted on Resolution Number 12122024S. Russ, Bernie, Ed and Maria voted in favor of the resolution. Phil abstained.

New Business

Tarps on roofs, the homeowner will be contacted for status. Discussion was tabled.

Golf carts have taken over! In our documents, it states, the use of ATV's or unlicensed vehicles of any kind are not permitted on our streets, Ed as an appointment with the attorney to pursue writing a violation to the homeowner for driving an unlicensed vehicle.

Adjournment

Ed Butler adjourned the meeting at 7:45 PM

Submitted by:

Maria Shelby