

11/20/25 Woodland Waters HOA Annual Board Meeting Minutes

Call to Order

Ed Butler called to order the annual 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. Gloria Siecinski and Todd Kennedy were absent.

Approval of Minutes

Maria Shelby read the minutes from the October 9th 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 \$200,498.60 and an ending balance of \$198,441.99. Bernie motioned to accept the financials and Russ seconded. The financials were approved.

Committee Reports

Phil will be taking over the Beautification Committee from Russ. Phil mentioned some of the work that was done over the past year, including replacing the roof and stabilization of the mail station on Woodland Waters Blvd., replacing the motor on the waterfall and fashioning the spouts away from the wall, rebuilt letters and sealed them, repaired/rebuilt fountain on south pond and lights, and will replace the bulletin board on the boulevard, a casualty of the vehicle crash. Getting ready to replace a post at the Hernando Ridge mailbox station that's in bad shape. Boat launch drive needs to be repaved. Deed Violations - 71 violations issued, 47 closed and 23 open so far this year.

Old Business

(None)

New Business

No increase in dues in dues this year.

The mailbox station on Woodland Waters Blvd. was struck by a vehicle on Sunday, November 16, 2025. The crash also permanently took out the blue mailbox and it will not be replaced per the Post Office. There were 2 directors up for reelection, they wished to continue their responsibilities and went unopposed. Results of Phase 6 voting are in. We needed 273 yes votes to pass, we got 281 yes votes and 11 no votes. We wish to thank everyone participating! It's now in the hands of the attorney who needs to draw up the appropriate documents for the merger.

Ed motioned to accept the budget for 2026, Russ seconded, and the motion passed unanimously. We will be putting out the Christmas decorations on November 29th at 8 AM. If you are interested in helping with the decorations, meet at the entrance.

Bernie motioned we have a Spring Fling picnic in March not to exceed \$1000.00. With money come out of the miscellaneous fund. Ed seconded and the motion passed unanimously. There will be more details as they become available.

Bernie motioned to change our attorney from Silberman Law to John Renke, 7637 Little Road, New Port Richey, FL 34654; Ed Butler seconded and the motion passed unanimously. Police do not pursue ATV's.

Adjournment

Ed Butler adjourned the meeting at 7:37

Submitted by:
Maria Shelby