

1/9/25 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; Todd Kennedy, Treasurer; Maria Shelby, Secretary; Russ Coomer, Director; Phil Boerum and Gloria Siecinski were absent.

Approval of Minutes

Maria Shelby read the minutes from the 12/12/25 meeting. Russ Coomer motioned to accept the minutes. Ed Butler seconded. The minutes were approved. Maria expressed her gratitude for Carolyn Kuzniewski for her four years of dedication and service as our board secretary. Upon the passing of her husband, Bob, she graciously assumed his term. Although not currently on the board, Carolyn chairs the ARC Architectural Review Committee.

Approval of Financials

Todd Kennedy read the financial report. We had a beginning balance of \$189,901.22 and an ending balance of \$185,575.79. Estoppel fees brought in \$250.00. Bernie Embden motioned to accept the financials and Russ Coomer seconded. The financials were approved.

Committee Reports

Russ said he is working on replacing the lights at the fountain when the weather warms up a bit. At the boat launch, a 25-30 foot island was created recently and it's blocking the launch area. Alligators have been seen sunning themselves on the island so be careful when using the dock area. The dirt has to be removed completely off the property per Swiftmud which will increase costs. New roofs on the mailbox are slated to be replaced in the near future.

ARC - 1 roof, 1 fence, 1 retaining wall, 1 driveway replacement.

Old Business

HOA continuing education classes will resume in January.

New Business

Lawns are starting to look really bad, lots of bare areas need to be touched up. Tile roofs are looking shabby; they need to be cleaned and maintained in order to preserve the aesthetics of the community. Pickleball court discussion was tabled until we are able to obtain accurate numbers on the re-stripping.

Gazebo needs to be removed or replaced. Bernie motioned to remove the gazebo and Todd seconded. The board unanimously voted to approve the removal of the gazebo. The picnic table will remain and possibly another added. Garbage can subject arose again and we are looking into the language of all the different phases.

Adjournment

Ed Butler adjourned the meeting at 7:32 PM

Submitted by:

Maria Shelby