

8/13/26 Woodland Waters HOA 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; Jennifer Gallivan, Director. Kurt D'Acunti, Director, is suspended from the board until the Continuing Education requirement is fulfilled.

Approval of Minutes

Maria Shelby read the minutes from the July 9, 2026, 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 \$211,776.77 and an ending balance of \$219,342.18, which includes the rollover from Phase 6. Russ motioned to accept the financials. Jennifer seconded. The financials were approved.

Committee Reports

Infrastructure - Finished the work on the waterfall on the north side of the entrance. On the south side of the entrance, we installed the lights on the water fountain. Phil said he needed parts for the waterfall pump and will advise as to the cost. It was decided if the parts cost under \$250.00, Phil can proceed with the pump repair.

ARC - Nothing to report.

Violations - Last month we closed two violations and there are 15 violations open and 4 additional violations in the Enclave. The trailer in Phase Six, we were told the trailer would be moved. It has not been moved and we are aware of this. A member in Phase Six applied and was granted a variance for a detached garage based on a county code that might be changed next year. Bernie gave a detailed explanation of the fining process and the appeals process.

Old Business

(None)

New Business

Bernie motioned to authorize the repainting of the pickleball lines on the tennis court back to their original locations. Cost not to exceed \$1,500.00. This motion is being made on the condition that any changes to the tennis court, or any expense on the tennis court or associated items in support of the tennis court will require a majority vote from the Board of Directors at duly noticed meeting. Ed seconded. The motion passed 4-2.

It was brought up last month that we supply an interpreter for a hearing impaired member. We got a couple of quotes, one was \$130 per meeting, the other \$150. Bernie motioned to hire an interpreter to be present at all regularly scheduled meetings of the HOA. Cost not to exceed \$140.00 per meeting. The individual or designated representative is required to inform the HOA at least 4 days in advance if the disabled person will not be attending the meeting or for whatever reason the interpreter is not required. Ed seconded. The vote was unanimous. The motion passed.

Bernie motioned to have our dues increased by 10% from \$175.00 to \$192.50 next year. Increase to be effective January 1, 2027. This increase will be reflected on invoices for dues sent out in late 2026 for the 2027 year. Motion also to increase dues by seven dollars and fifty cents \$7.50 on January 1, 2028. This increase is to be reflected on invoices sent out in late 2027 for the 2028. Ed seconded. The vote was 4 yes, 1 no, 1 present. Motion passed.

Phil noted that the over the mailbox sheds have a 20-year lifespan. The wooden posts have become a failure point because they rot in the ground and now require support. Phase Six should address this issue by selecting an alternative design. Phil recommended concrete-block posts finished with stucco, as wood is less durable when exposed to moisture and pests. Discussion was tabled.

Ed motioned effective immediately, monthly Woodland Waters HOA meetings will be every other month or six times a year, on the second Thursday of the following months - February, April, June, August, October, December. Bernie seconded. The motion passed unanimously. Our next meeting will be October 8th.

DRA motion to fine. Pursuant to non-compliance of violation 05132026-7112, motion that a fine be levied against the owner of lot 6 in Phase three for not maintaining their Drainage Retention Area. Fine starts at \$100.00 each calendar day starting on June 14, 2026. On June 24, 2026 the maximum fine of \$1,000.00 was reached. As of today, August 13, 2026, the DRA has not been mowed. Ed seconded. The vote to fine was unanimous. Motion passed.

Jennifer mentioned if you want your retention ponds mowed, contact your county commissioner directly via email.

Adjournment

Ed Butler adjourned the meeting at 8:01 PM

Submitted by:
Maria Shelby