

9/11/25 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. A moment of silence was observed.

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 August 14th 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 \$218,950.78 and an ending balance of \$213,482.81. Russ motioned to accept the financials and Ed seconded. The financials were approved. Ed mentioned we have some expenses coming up specifically, legal fees that we hope to recoup.

Committee Reports

Phil and Russ repaired the A/C unit at the storage shed. Russ said Miguel trimmed all the bushes and palm trees and did a great job. Russ said today we spent another \$1,450.00 in pine tree removal and stump grinding due to pine beetles. There were 6 pine trees at the boat launch that had to be taken out, and one at the mailbox entrance. Russ discussed the possibility of obtaining a price for removing all the pine trees and replacing them with a few ornamental trees that wouldn't be subject to disease and beetles.

There was a mistake in calculating the price for the repaving job at the boat launch. Instead of \$4,500.00 the new quote is \$11,400.00 which includes 1-½" of asphalt and repairing all the holes all the way out to Waters Edge Drive. Phil and Russ drove around the neighborhood and got numbers off of streetlights that weren't working. If you see a streetlight out, you can reach Woodland Waters or contact Withlacoochie directly by email or phone with the number on the pole. Phil mentioned he did some work on the camera at the boat dock and it's now working.

Deed violations - Bernie - last month we closed 4 violations, 3 open violations in the Enclave. Woodland Waters has a sheds violation open. The sheds owner was fined \$1000.00 by the Fining Committee and the decision of the board was upheld for the violation of ARC Guidelines. The board is working on the next step with an attorney.

ARC - 1 arch replacement, 2 roofs, 1 ornamental fence, 2 repaints

Old Business

(None)

New Business

We have received 180 ballots for the Phase 6 merger. If you haven't turned in your ballot yet, please do so today. The ballots will remain sealed until a special meeting is called and will be opened at that time. Ed said people do not check their mail every day or even 2-3 weeks.

To serve on an HOA board, you have 90 days to read and understand the documents and sign an affidavit. Additionally, the law now states you must take a 4-hour HOA certification class, pass it, and post your certification on the HOA website. Plus, a 4-hour continuing education class is mandatory annually. The next 4-hour class should be coming up early next year.

Adjournment

Ed Butler adjourned the meeting at 7:24 PM

Submitted by:
Maria Shelby