

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