

Woodland Waters Homeowners Association Monthly Board Meeting Minutes

2/8/24

Call to order

Jane Heid called to order the regular meeting of the Woodland Waters Homeowner Association at 6:30 PM. "The Pledge of Allegiance" was recited.

Board Members Present

The following board members were present: Jane Heid, President; Ed Butler Vice-President; Todd Kennedy, Treasurer; Carolyn Kuzniewski, Secretary; Russ Coomer, Member; Bernie Embden, Member, Dave Knight, Member.

Approval of minutes

Carolyn Kuzniewski read the minutes from 1/11/2023. Ed Butler made a motion to accept, Dave Knight seconded, and the minutes were approved.

Financials

Todd Kennedy read the financials. Carolyn Kuzniewski made a motion to accept the financials. Ed Butler seconded, and the motion passed.

Committee Reports

Russ - Life Enhancement Committee - The new signs are up at the tenns/pickleball court and boat launch. The parking area has been repaired at the tennis court, and the roots growing under the court has been cut. We had to close the court because of safety reasons.

Carolyn Kuzniewski – ARC: 1 fence, and 4 roofs, one 4 season room, 1 driveway expansion, and 2 repaint

Ed - Deed Violations: We have a car hauler parked in a driveway in phase 5.

Bernie - Fining Committee: We have open violations. Two have been closed and the others will be getting notices. The board unanimously approved postponing additional letters for lawns until the weather approved. Jim has all the members he needs on the fining committee to proceed. Florida satires determine the fine. Florida statute states that the maximum fine is \$100.00 a day for up to \$1000.00 for each offense, which is what the board has agreed with the Florida stoutest maximum as a fining schedule for all violations.

Open Issues

New Business

After discussion, Bernie Embden made a motion that we raise the HOA fees by 10% for the 2025 assessment. The motion was tabled until we have more information on our average cost increases over time.

Old Business

A review of the 4 bids for the tennis pickleball court was completed. After discussion amongst the board, Bernie Embden made a motion that we move forward with the bid from Florida Courts Inc. Dave seconded the motion, and the motion passed unanimously. We will repair the court in-house in the meantime so it can be reopened, contingent upon the lawyer approving the legality of the signage. The discussion was opened to the floor. Several community members commented on the courts. Carolyn Kuzniewski made a motion that we use the funds in the reserves to pay for the professional repair. Dave Knight seconded, and the motion was unanimously approved.

Adjournment

Jane Heid adjourned the meeting at 8:04 PM.

Minutes submitted by: Carolyn Kuzniewski