

2/12/26 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.

Approval of Minutes

Maria Shelby read the minutes from the January 8th meeting. Bernie Embden motioned to accept the minutes. Ed Butler seconded. The minutes were approved.

Approval of Financials

Ed Butler read the financial report. We had a beginning balance of \$188,695.65 and an ending balance of \$232,059.65. Russ motioned to accept the financials and Phil seconded. The financials were approved.

Committee Reports

Beautification - Phil said they finished installing the collars on the posts at the Hernando Ridge mailbox. Also built and installed the new bulletin board for the Enclave that was taken out in the vehicle accident. Working on organizing the community shed.

ARC - 1 solar panel, 1 driveway resurface, 1 paver driveway, 2 roof, 2 shed, 1 paint

Violations - currently there are 20 open violations with 2 in the Enclave.

Old Business

(None)

New Business

Ed checked into what it would cost to pay online for dues via credit/debit card. The bank charges \$25/mo for the service which we would be charged for 12 months and additional \$7.00 per transaction. Discussion is tabled.

Election process - In June or July at board meetings and email we mention if anyone is leaving the board or if there is interest in being on the board. We ask that you send us a little about yourself and your qualifications and what you can do for the community. We have to have your information by September 1st. The ballots will go out to be printed. There are no more proxies, the State did away with that in 2025. New board members have 90 days to complete a 4 hour class.

Spring picnic is Saturday, March 28, noon to 4 at the picnic tables by the boat launch. Sandwiches, chips, soda and water will be available. Come out and socialize with your neighbors.

We got 2 quotes to repave the entrance and drive at the boat ramp. One quote was \$17,950.00 from Anderson and Sons Asphalt. The other bid was \$11,424.00 from Daniel Construction in Brooksville. Discussion was tabled. A realtor inquired if our HOA had restrictions on renting. Bernie will have a resolution draft by the next meeting.

Adjournment

Ed Butler adjourned the meeting at 7:18 PM.

Submitted by:
Maria Shelby