

7/9/26 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 June 11, 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 \$215,073.98 and an ending balance of \$211,776.77. Bernie motioned to accept the financials. Jennifer seconded. The financials were approved.

Committee Reports

Infrastructure - Russ reported two meetings ago, a community member complained that the association does nothing and that the front entrance looked poor. The member attempted to demonstrate how to remove the hard-water scale from the front entrance waterfall by grinding on the granite for two hours. This caused considerable damage that required Phil to spend over 30 hours fine sanding and repairing it.

Phil reported that he sprayed the vegetation growing at the bottom of the north wall and cleaned it out. On the south side, the fountain is not spraying as high as it should. We're trying to determine what the problem is. The lights on the fountain haven't been working and it's on the list to do. We've also been working at the shed at the boat ramp on the A/C unit.

Russ reported that the folks that use the tennis court complained the net adjuster was jammed. Russ disassembled and repaired the adjuster and now it's working properly. Russ and his assistant, Todd Vinelli, installed two gates at the tennis courts. Eight additional dead pine trees must be removed because of the beetle infestation.

ARC - Nothing to report.

Violations - Last month we closed five violations, boats in the driveway, a report someone had chickens. Dead trees that need to be removed.

Old Business

(None)

New Business

Currently working on a variance in phase 6. The member bought two lots, went to the county and merged them into one lot. Now wants to put a 40'x60' metal structure surrounded by a 12' concrete apron on his lot with his house and detached garage. After becoming aware of this, the ARC denied the variance request. The member then hired an attorney who specializes in variances and submitted a revised request, which was also denied. The variance has been appealed. The board didn't find out about the appeal until last Thursday. We were given literally no more than 6 hours to write a rebuttal that the HOA was against this variance request and asked to deny it, which was hand-carried in on Tuesday at around 2:30 pm to the county. The appeal goes before the county commissioners. The meeting addressing the variance request is on August 4th.

On another matter, Phase 6 mowing will be coming soon from the county this week or next week. Jennifer closed out their account from Phase 6 and \$15,429.37 was transferred to Woodland Waters account.

Adjournment

Ed Butler adjourned the meeting at 7:15 PM

Submitted by:
Maria Shelby