

5/14/26 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.

Approval of Minutes

Maria Shelby read the minutes from the April 9, 2026, meeting. Ed Butler motioned to accept the minutes. Russ Coomer seconded. The minutes were approved.

Approval of Financials

Ed Butler read the financial report. We had a beginning balance of \$241,996.57 and an ending balance of \$231,543.66. We had \$750.00 in estoppel fees. Russ motioned to accept the financials. Bernie seconded. The financials were approved.

Committee Reports

Infrastructure - Debris in the water (floating island) by the boat dock was cleaned out. The entrance and drive was resurfaced as well. We extended the boat launch area with another 15' of concrete. Russ reminded everyone to be cautious around the boat launch area due to alligators hanging around. Bernie wanted to recognize Phil and Russ for all the work they do to keep Woodland Waters looking so good. Thank you!

ARC - 3 roof, 1 fence, 1 shed, 1 paint, 1 rejection of a pickleball sports court.

Violations - Last month we closed 3 violations. Currently there are 17 open violations. The Appeals Committee met today regarding a dead tree on Whisper Ridge and the fine was confirmed. The member with 2 cement slabs says removing them may compromise a lawsuit with Lake Hideaway. We are requesting the engineering report.

Old Business

(None)

New Business

The Welcome Committee has been suspended due to costs and members not answering the door. Discussion has been tabled.

Barbara Miller, representing a pickleball group in Woodland Waters, handed out information to the attendees that she says supports their groups position, that when the board painted over the pickleball lines, that painting ruined the court. She added that they would no longer abide by their promise they would

paint the new pickleball lines. Barb maintained the HOA had plenty of money and they wanted a professional contractor to repaint the court and paint the lines in the direction they wanted. Ed Butler said the estimate for repainting the court and adding new pickleball lines was \$13,000.00

The board reminded Ms. Miller that they were the ones unhappy with the original professionally done pickleball lines. It was at the request of the pickleball group that the original lines were painted over. At that time, Ms. Miller and the pickleball group assured the board they would be responsible for painting the new lines in the direction they wanted.

Bernard Embden reminded Ms. Miller that the responsibility of the board was for all of Woodland Waters, not just the tennis/pickleball court. Expected expenses to replace the fountain liners, which have reached their end of life years ago, was estimated to be in excess of \$150,000.00. There were other expenses that the board would be responsible for as well. He went on to say that painting over the existing lines was always a two-step process. The first coat applied was a required, thicker non-slip paint. After removing any paint drops or small ridges, a final coat would be applied. Irrespective of Ms. Miller's position, the board would honor its promise to finish the process of painting over the existing lines.

A member was upset for receiving a violation for a fence covering in Phase 6. Phase 6 had no Violations Committee or Appeals Committee previously before merging into Woodland Waters, therefore, the fence was not cited for the violation.

Adjournment

Ed Butler adjourned the meeting at 7:23 PM

Submitted by:
Maria Shelby