

8/14/25 Woodland Waters HOA Monthly Board Meeting Minutes

Call to Order

Ed Butler called to order the regular meeting of the Woodland Waters Homeowners' Association at 6:31 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; Phil Boerum, Director; Gloria Siecinski, Director. Russ Coomer and Todd Kennedy were absent.

Approval of Minutes

Maria Shelby read the minutes from the July 10th meeting. Phil Boerum 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 \$223,312.65 and an ending balance of \$218,925.78. Bernie motioned to accept the financials and Ed seconded. The financials were approved. Bernie mentioned we have some expenses coming up, cleaning of the boat dock water area and repaving the drive at the boat dock.

Committee Reports

Phil described how the contractor, when tearing out the roots of the float island at the boat dock, released fibers that caused severe irritation on the skin of anyone in contact with it. The men threw away their clothes and boots as well. The job is half finished. We're in contact with someone with larger equipment, it's just working out schedules at this point. The boat ramp area has been cleared out from the lilypads for anyone with a small boat to get out. Freon is coming Saturday for the shed AC unit. The property on Woodland Waters Blvd. has been mowed and looks so much better and will be mowed regularly. We will recoup our money via estoppel once the property is sold.

Deed violations -Last month we voted to mow the lawn of a bank-owned property on Woodland Waters Blvd. This month we voted to mow it twice a month. Russ will talk to the landscaper or pay to have it mowed. Bernie motioned to have the grass cut and Ed seconded. The vote was unanimous to cut the grass twice a month at the Woodland Waters Blvd. property.

Bernie - last month we closed 5 violations, we have 13 total open violations with 2 in the Enclave. There is an open meeting, the Fining/Appeals Meeting on August 21st at 5:30 at the Hernando County Library.

ARC - 1 concrete pad replacement, 1 roof, 1 home, 1 fence, 1 pool enclosure, 1 paint.

ARC guidelines item 11 and 15. Added detached garages and sheds must be 10 feet from any other structure on the lot.

Item 16. Any changes in the driveways must get ARC approval.

Item 18. Added "muted colors" to paint requirements.

Item 19. Added "Clay Tile" to acceptable roofs.

Item 22. Added "No walls permitted and removed height restriction from hedges.

The ARC mailing address with email address and BOD telephone number has been updated and the ARC Request Form has been updated as well.

Bernie motioned to approve the updated guidelines. Phil seconded and the changes to the ARC Guidelines was approved unanimously.

Old Business

New Business

Ed wanted to thank the Appeals Committee for their work and to the ARC Committee for all their hard work. We discussed Phase 6 ballots. We will put out an email explanation first to detail why the vote is so important in favor of incorporating Woodland Waters Phase 6 into our HOA. Phase 6 HOA is on the verge of being dissolved. The October annual meeting has been moved to November 20th because state law changed last year and changed the number of days required to send out notice for elections, and then so many days to respond if interested to run. The board was questioned about the status of 2 sheds on the Warm Wind Way property. The property owner has been fined and there will be a meeting of the Appeals Committee on August 21, 2025. After that, it will go to our attorney. The issue of speeding was discussed again. The board is open to suggestions or remedies.

Adjournment

Ed Butler adjourned the meeting at 7:43 PM

Submitted by:

Maria Shelby