

6/11/26 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 May 14, 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 \$231,543.66 and an ending balance of \$215,073.98. Bernie motioned to accept the financials. Russ seconded. The financials were approved.

Committee Reports

Infrastructure -

Phil and Russ counted 18 street lights out in Woodland Waters. If you see an orange ribbon around an inoperable street light, it means it has been reported to Withlacoochie Electric to be fixed. If you see a street light out, report it to Withlacoochie yourself either online or by phone. Make sure you include the pole number if available. Russ said this month we had 8 more pine trees die at the cost of \$1600 for the tree and stump removal due to the continuing beetle infestation.

ARC - 2 fence, 1 privacy area, 1 paint

Violations - Last month we closed 4 violations, one was for an above ground swimming pool and the others were for boats in the driveway. We have 4 violations in Phase 3 and 15 in Woodland Waters.

Motion to fine trailer in Phase 6

Pursuant to non-compliance of Violation 04192026-9396 issued on April 19, 2026, and received by the homeowner on or about April 25, 2026. Motion that a fine be levied against the homeowner for a work trailer on the driveway in excess of 48 hours. Fine starts at \$100 dollars each calendar day. Fine to accrue at \$100.00 dollars per day. As the violation has not been remedied as of May 21, 2026, a maximum of \$1000.00 has been reached. Ed seconded and the motion was passed unanimously.

Motion to fine

Pursuant to non-compliance of Violation 03152026-11402 issued March 15, 2026, and received by the homeowner on or about March 21, 2026. Motion that a fine be levied against the homeowner for unauthorized concrete slabs at both sides of his house. Fine starts at \$100 dollars each calendar day. Fine

to accrue at \$100 dollars per day. With the violation not remedied as of June 11, 2026, a maximum of \$1000.00 dollars has been reached. Ed seconded and the motion was passed unanimously.

Motion to fine

Pursuant to non-compliance of Violation 03272026-10148 issued on March 27, 2027 and received by the homeowner on or about April 1, 2026. Motion that a fine be levied against the homeowner for non-opaque fence. Fine starts at \$100 dollars each calendar day. Fine to accrue at \$100 dollars per day. With the violation not remedied as of May 1, 2026 a maximum of \$1000.00 dollars has been reached. Ed Butler seconded and the motion was passed unanimously.

Old Business

(None)

New Business

The upcoming board election will be at the annual meeting in October. There are 2 seats up this year, Russ Coomer and Phil Boerum. If you are interested in running for the board, send Ed Butler an email with your intent and a bit about yourself and get it in by July. There are mandatory educational requirements that must be satisfied with the position. New board members must take a 4 hour class that's certified by the state and be recertified annually.

The board is looking at purchasing a business version of a karaoke speaker and microphones due to people having trouble hearing at the meeting at a cost not to exceed \$300.00. Ed made a motion to purchase the karaoke speaker and microphones. Bernie seconded. The motion passed unanimously.

Phil Boerum read a rebuttal letter in response to Barb Miller's letter at the May meeting. Phil motioned that the rebuttal reflects the board's point of view. Ed seconded. The motion was carried unanimously. The letter will be attached to the minutes.

Adjournment

Ed Butler adjourned the meeting at 7:42 PM

Submitted by:
Maria Shelby

Good evening everyone,

I would like to address the ongoing discussion regarding the tennis and pickleball courts.

Approximately two years ago, the courts were professionally refinished at a cost of more than \$30,000 to the association. This was a significant investment made on behalf of all homeowners, and it demonstrated the Board's commitment to maintaining and improving this amenity.

Despite that investment, members of the pickleball group expressed dissatisfaction with the direction in which the pickleball lines were painted. In an effort to find a reasonable solution, the Board agreed to purchase paint so the lines could be repainted in the direction preferred by the pickleball group. This solution was discussed and agreed to by the group at the time.

Russ assisted by obtaining the paint requested and, as a friend and neighbor, volunteered his time to paint over the existing lines to get the process started. He was not acting in an official Board capacity when he performed that work. He was simply trying to help resolve an issue that had been the subject of repeated complaints.

Unfortunately, despite the Board's efforts and willingness to accommodate requests, the complaints have continued. In fact, concerns regarding the courts have been raised repeatedly for at least the past six years, including after the courts were professionally refinished.

The Board even offered to meet with members of the pickleball group at the courts to review their concerns in person and identify any issues firsthand. That offer was declined.

Most recently, the same group has taken issue with the fact that the old lines were painted over, even though repainting the lines was part of the solution that had previously been accepted.

At some point, we have to ask ourselves an important question: What is the Board's responsibility?

I believe our responsibility is to properly maintain the facilities entrusted to us and to be good stewards of the community's money. The courts are in good condition. They are safe, functional, and available for all members to enjoy. The Board has fulfilled its maintenance obligations.

We now face an important decision. Do we continue spending additional money trying to satisfy a small group whose concerns seem to change each time a solution is provided, or do we follow the established maintenance schedule and manage the community's resources responsibly?

Every dollar spent unnecessarily on projects that do not require additional work is a dollar that cannot be used elsewhere in the community. If we continue funding repeated modifications to facilities that are already in good condition, we risk exceeding our budget, reducing our reserves, and potentially creating the need for future special assessments.

There is another misconception that needs to be addressed.

Some have pointed out that the Association has plenty of money in its bank account and have suggested that those funds should simply be used for additional work on the courts.. That money is budgeted for legal expenses and ongoing maintenance. That is not how responsible budgeting works.

The Association sets aside funds for specific purposes. Legal reserves are maintained because unexpected legal matters can arise and the Board has a duty to protect the Association and its members when they do. Maintenance funds are budgeted to ensure that roads, common areas, equipment, landscaping, and other community assets can be properly maintained throughout the year.

Those funds are not sitting there waiting to be spent simply because they exist. They have been allocated for known and anticipated obligations. Spending those funds on projects that are outside the approved maintenance schedule means those resources may not be available when they are actually needed.

A responsible Board does not look at a budget and ask, "How can we spend this money?" A responsible Board asks, "What was this money set aside for, and is spending it on this request in the best interest of the entire community?"

The fact that funds exist does not mean they should be spent. Our obligation is to preserve the financial health of the Association and ensure that reserves and budgeted funds remain available for their intended purposes.

This issue is not about whether pickleball is important. It is. It is not about whether concerns should be heard. They should. The Board has listened, responded, invested substantial funds, and offered solutions.

The issue before us is whether it is fiscally responsible to continue revisiting a project that has already received significant investment and remains in good condition.

I believe the answer is no.

We cannot stop people from complaining. We cannot guarantee that every homeowner will be satisfied with every decision. What we can do is stand firm as a Board, follow our established maintenance plan, protect the association's finances, and make decisions that benefit the entire community rather than a small special-interest group.

Thank you.