



# WOODBRIIDGE OF STATESBORO HOMEOWNER ASSOCIATION



**What:** Quarterly HOA Meeting

**When:** August 12, 2025, at 6pm

**Where:** 209 Canterbury Place / Google Meet: <https://meet.google.com/ojd-xhxu-nhg>

Item #	Topic
I	Call to order Time: Welcome and Attendance of HOA Board Members
II	Motion to approve Consent Agenda for August 12, 2025
III	Secretary gives a summary of previous minutes
IV	Motion to approve previous minutes for April 8, 2025
V	Treasurer's Report
VI	ARC Report
VII	Old Business: a. Ditch maintenance
VIII	New Business: a. Protocols for board members (Board members have <u>no</u> executive authority) b. Wasteful spending of Homeowner's money (See August 7, 2025 HOA text meeting attached) c. Cost of continued maintenance of the community and how to mitigate the costs (Signs, ditches, landscaping) d. Homeowners not cutting the ditches on their property (Do we charge the homeowners to cut it; does the HOA ( <u>community</u> ) foot the bill; if homeowners are responsible for cutting the ditch on their property, how are we going to enforce it?) e. New contract for landscaping f. Chemicals/insect killer at the pond g. Trees at well #1 need to be removed before they fall on the well.
IX	Member open forum (Complaints about specific residences will not be addressed in a public forum. All complaints about specific properties need to be emailed to <a href="mailto:wbphoa58@gmail.com">wbphoa58@gmail.com</a> ). Residents can email <a href="mailto:wbphoa58@gmail.com">wbphoa58@gmail.com</a> if they wish to add any new business to the agenda.
X	Next Meeting: October 14, 2025 Location: 209 Canterbury Place & Google Meet Motion to Adjourn Time:



# WOODBIDGE OF STATESBORO HOMEOWNER ASSOCIATION



Thursday · 6:44 PM

Bradley Lawrence

I had to make an executive decision today with the advice of the treasurer. Monty Clark is going to mow the pond ASAP. He will also weed eat and spray it. Given that the grass is waist high he will have to cut it at least twice possibly three times. This is a one timer for 650. Lots of complaints from the residents of the Pond. Complaints about the appearance and worried about snakes.

Wendy Forgacs

👍 good call

James Coats

What are they spraying?

Bradley Lawrence

For the bugs.

James Coats

I'm against spraying chemicals at the pond.

Jon Cowart

What will that do to the fish that eat those bugs. I'm a no go for chemicals around the pond as well

James Coats

Why are you spraying for bugs?

Bradley Lawrence

Let's get the group for a quick vote. I can tell Monty if you forget the spray. Please everyone give me your opinion I have two already.

\*to forget

James Coats

You can rent a mower and do it for cheaper

Bradley Lawrence

It really does not matter to me

James Coats

650 is a lot just for the pond

Jon Cowart

650 seems high. To me as well

Bradley Lawrence

Agree James but I'm getting lots of complaints

Wendy Forgacs

No spray

Jon Cowart

Maybe its less without the spray

Bradley Lawrence

That's three. I'll let Monty know

James Coats

We get the people out here to cut it that we are paying

Jon Cowart

I agree. We paid for the. To do a job they should do the damn job



# WOODBRIIDGE OF STATESBORO HOMEOWNER ASSOCIATION



Paid

James Coats

Im a no for paying someone else to do a job we have already paid for

Bradley Lawrence

I am for the pond getting mowed

Jon Cowart

I am for gettig it mowed as well but by the people we already handed \$375 to

James Coats

I'm with Jon

Bradley Lawrence

I understand your position fellas. However the dye has been cast.

Jon Cowart

We aint here to waste homeowners money.

Bradley Lawrence

He uses a vinegar based weed killer that does not harm the fish

It's not round up or anything toxic

James Coats

No

I'm not for wasting homeowners money.

Jon Cowart

If the grass aint cut, the dice are still in our hand.

Where are the other bids at?

Jon Cowart

Has anyone spoken to Paul with consider it done?

Bradley Lawrence

I called and left him a message. He never called me back

James Coats

Y'all are wasting homeowners' money if you go through with it.

Jon Cowart

Ken wendy. What are your thoughts?

Ken Eichler

The biggest problem is the fire ants. I usually pour some Triazicide on the den and takes them out.

Consider it done has not mowed since July 3.

Jon Cowart

Well vinigar aint gonna do much for fire ants.

James Coats

Sure not

Jon Cowart

So they cut the pond monthly. Its time for them to show up

As it has been for the 16 years i have lived here

Ken Eichler

I have a bid of \$500 he will do it twice a month. He also can do the mulch at the entrances for less. I have another estimate in a few days from another service company.



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We have the entrances cleaned and mulch replaced in the fall.

Jon Cowart

With that we don't even take in enough money yearly to cover that. Sure we have some excess but that will run out fast if we need ditches. Dock ect repairs

Ken Eichler

During the summer months once a month mowing is not enough. This year the grass has been growing faster. When they do come to mow they leave large clumps of clippings everywhere and it doesn't look good. We only need mowing twice a month for a few months. We average about \$1177 monthly from dues

James Coats

Ken, they're only cutting it twice a month during the heavy growing season, correct? So it should be \$1000 a month for what, 3-4 months? Then \$500 for the other 8-9 months?

Bradley Lawrence

We currently have over \$10,000, more than most HOA's that they manage. We are here to serve residence and that is what the money is for. It's expensive but not wasteful

Ken Eichler

James. Yes

He can do the mulch job for less than what we are paying now.

James Coats

What company is it?

Ken Eichler

I have one more coming to give me an estimate if needed

James Coats

As long as they're bonded and insured, anything will beat what we have.

Bradley Lawrence

No decisions have been made about any provider. Just getting the pond mowed. We can discuss the next meeting

James Coats

Bradley, yes it is wasteful. So you're telling me that we shell out money every time a homeowner is not happy?

Bradley Lawrence

Residents

James Coats

You're wasting homeowner money by paying for something that's already paid for.

Bradley Lawrence

Multiple and continuous

Jon Cowart

Yeah so we should get the business we paid to come do their job

Ken Eichler

Consider it done only gets paid after they mow. The send out a bill end of the month.

James Coats

How many times have we tried to contact consider it done

And when did we start trying to contact them?



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Ken Eichler

Twice last week. Brad tried again today.

James Coats

Just talked to Paul, he said Woodbridge is on the schedule for next week.

Bradley Lawrence

James Monty is doing it tomorrow

For the moment have Paul continue with their schedule.

James Coats

Very wasteful.

Wasteful spending will be on the agenda next week.

Jon Cowart

Highly disappointed with this decision. Extremely wasteful and ignorant. You will please a handful and have the other 100 homes pissed

I call for a vote of letting consider it done take care of this next week and we shop options for new service at tuesdays meeting

Bradley Lawrence

There's five of us. I vote Monty

Jon Cowart

Im Hell No

James Coats

I second that motion

I'm a no for the wasteful spending.

Where's the other two votes?

Jon Cowart

Ken Wendy?

We stand. 2 no and 1 yes

Bradley Lawrence

Wendy was the first to speak when I announced the executive decision. And I think Ken has been taking a lot of heat as well. But I'd like to hear from them

James Coats

Jon just called for a vote. I second it. We vote

Bradley Lawrence

All in favor of Monty?

Me

James Coats

No

Ken Eichler

If consider it done would mow twice a month during the summer Id say go with that. But otherwise we need a change.

James Coats

You haven't asked

Jon Cowart

Im for no.

7:58 PM



# WOODBIDGE OF STATESBORO HOMEOWNER ASSOCIATION



Bradley Lawrence

What's your vote Ken

James Coats

Change is different from being wasteful

Bradley Lawrence

Wendy would you like to speak up?

Jon Cowart

Consider it done will cut next week. We vote for a new company at nnext meeting

Wendy Forgacs

I'm a yes. I was eating dinner

James Coats

We can still change and not be wasteful

Bradley Lawrence

I don't mind letting Monty know

Ken Eichler

Yes.

Jon Cowart

Ok he cuts it.

This vote needs to be recorded in the records

Bradley Lawrence

So where are we

James Coats

It will be, along with the text thread.

Bradley Lawrence

So Monty is mowing?

Jon Cowart

3 yes 2 no. Passes to waste homeowner money. By not waiting a few days

Bradley Lawrence

Got it

8:00 PM