

Annual Meeting Minutes 16 October 2025

The meeting was held at 6:00pm at the Goodwill Community Center. We had 25 homeowners present and 5 represented by proxy.

At 6:05pm Todd opened the meeting. He introduced the board members and based on attendance, Kari confirmed we had a quorum.

Todd then invited all the homeowners to introduce themselves and welcomed the new homeowners who moved in during the past year. He apologized for not getting out and meeting them before the meeting.

John Weeden called for an approval of last year's meeting minutes and Tim Connelly seconded it.

Todd presented all the projects and improvements taken on by the board in the last twelve months. These included:

The new security system

Emails for the board members that will stay with the positions

Repairs and replacements to the landscape lighting and transformers

Front entrance tree trimming

Neighborhood Garage Sales

Collaborations with Mazurek Plantation and Grand Cedar Reserves

A new neighborhood website: www.wcghoa.com

Todd then addressed ongoing issues:

FPL boxes: after multiple conversations, we have determined that short of paying FPL \$120 per box, there is nothing we can legally do to improve their appearance.

Front entrance landscaping: We continue to research options to improve the entrance landscaping. The estimates we have obtained exceed \$10,000 so we are continuing to look for other more affordable, sustainable, long term options. Everyone agrees it needs to be refreshed, we are just trying to find the most affordable, best option. William Gillam suggested a tropical landscaping option to go with the palm trees. Local, low maintenance plants were also suggested.

Steve gave an update on the community park going in on Olive Rd.

Carol presented the financials including the state of the reserves and the proposed budget for next year. The HOA is currently on solid financial grounds, and will keep the annual dues the same in anticipation of increased costs and future maintenance needs.

Steve and Terry reminded homeowners to keep their yards nice looking, to power wash homes, driveways, sidewalks, curbs and mailboxes. Steve added, a clorox wipe is a great tool to clean a mailbox. They informed everyone that we have updated the information to replace a mailbox

and Todd said the board is happy to help with installation. Folks were reminded to close garage doors and lock cars overnight.

Kari asked everyone to keep their emails up to date, so we can send out neighborhood updates. She also said updates can be found on our FB page. She explained and collected electronic consent forms from anyone wishing to receive their annual dues notification by email in 2026.

The six board members have agreed to serve another year. There were no nominations from the floor. It was voted on and approved.

Tim Connelly suggested we shop insurance rates and agreed to research that for us. Carol will get him the information on our current policy.

William Gillam and Jimmy Greer agreed to start helping the architectural committee.

The architecture committee said they would look at the trees growing between our wood privacy fence and the retention pond chain link fence. They are hard to access, but need to be cut down to protect our neighborhood fence.

The meeting was adjourned at 7:30pm.

A \$100 donation was given to Goodwill in appreciation of the use of their facility.