

Minutes Annual HOA Meeting 15 Oct 2026

The annual meeting was held at 6:30pm at the Goodwill Opportunity Center on Olive Rd. The use of the room was coordinated in advance with Kendra at 850-434-0032. The HOA made a \$100 check donation to Goodwill as a thank you for use of their facility.

General Proxy Forms were hand delivered to every house in advance of the meeting.

We had 29 lots represented at the meeting either in person or by proxy. A quorum was established at the start of the meeting.

The minutes from last year were approved and the board was unanimously reelected to serve another year. Basil Munro volunteered to replace Steve Foster as architectural committee position 1 to help Will and Jimmy.

Todd opened with a discussion of the recent hurricane, damage and cleanup. He commended the neighborhood on working together and helping each other out. The theme this year was neighbors helping neighbors.

Todd then reviewed projects completed in the last year and highlighted that the work of volunteers and board members has saved the HOA over \$9000 this year.

Todd then reviewed the new HOA website and walked everyone through the available information. Please go check it out: www.wcghoa.com

Todd then introduced a new form used by the Architectural committee to inform neighbors of improvements they need to make to the appearance of their property. The emphasis being compliance, not punishment.

The annual budget was then presented. Debra Munro asked if the board had determined a new minimum reserve. The covenants specify \$15000, but everyone agreed it needs to be higher. Todd said the board would look into replacement costs to structures in our common areas and from that determine a new more suitable reserve. The annual dues will remain \$450 next year despite insurance increasing 40% and electricity increasing 15%.

Todd then presented proposed images to re-landscape the neighborhood entrance. Unfortunately, due to the storm, the board did not get estimates back from any of the landscape companies we have contacted. The board is seeking a \$100 per lot one time assessment next year to cover the cost to improve the appearance of our entry. A vote was taken. The board was given authority to go forward with the beautification process. The board was authorized to do an assessment up to \$150 per lot if required. The amount will be billed with the annual dues, but will have a due date in June to give people the opportunity to pay it later in the year.

Dues can be paid online at www.wcghoa.com, or as in the past, a check can be mailed or delivered to Carol Madison at 1085 Black Walnut Trl.

Todd then showed a photo of the new sign at the entrance asking construction trucks not to use Yellow Birch Landing to turn around. There will be construction on Olive Rd, at the new subdivision, Cottages on Cody, and along Cody Rd over the next several years and we are trying to protect our property.

The meeting was adjourned at 7:45.