

APPROVED –Minutes  
Board of Directors Meeting  
The Woods Community Association, Inc.  
April 24, 2008 at 7:00 pm  
The Woods Clubhouse

**Present** – Steve Thomaston, President; Dewey Marshall, Vice President; Mary Boggs, Treasurer; Alison Garcia, Secretary; Rich Burna, Director; Dave Czerw, Chairperson Finance Committee; Larry DeCaires, Co-Chairperson Architectural Review Committee; Kelly Hulihan, Chairperson Recreation Committee; Betty Hudson, On-site Supervisor Giddens Security; Jack Klotzner, Rover Giddens Security; Caryn Scott, Property Manager – Marsh Landing Management Company.

**Establish a Quorum and Call to Order:** President Steve Thomaston established that a quorum of the Directors was present and called the meeting to order.

**Reading of Minutes from the February 28, 2008:** Mary Boggs made a motion to approve the minutes as written. Alison Garcia seconded the motion. All members present voted Aye.

**Giddens Security Report – Betty Hudson**

There were 27 parking tickets issued this month, one vehicle towed. There were 55 garages left open and the residents were contacted. There have been no major problems with vandalism or car break-ins. Giddens has been informed that they are responsible for locking the pool at 8:00pm every night except Saturday and Sunday. This will continue until the lifeguards start full time on June 5<sup>th</sup>. Atlantic gate is still having problems, but they switched the motor out of the exit gate for the time being. Dewey Marshall requested the rover keep an eye out for skateboarders in the community center.

**Manager’s Report – Caryn Scott, Marsh Landing Management**

- Property inspection:
  - 44 new violation letters sent
  - 22 second violation notices sent
  - 12 Final notices prior to being sent to attorneys
  - 79 removed/compliance
  - 1 Need to send to attorney for first violation letter
  - 0 Need to start mediation (Board Review)
  - 0 Need to send to court
  
- Delinquency Attached as of 4-24-08- \$60,125.43
  - \$28,229.37 at the attorney’s office
  - \$458.59 under bankruptcy
  - \$31,437.47 Current delinquencies
  - New Liens being filed this month: 0
  - Foreclosures on hold: 2

Note: Legal fee reimbursement make up \$10,996.39 of the delinquency

Attorney letter list – **Alison Garcia** made a **motion** to approve sending the violation on the attorney letter report to the attorney so they can send a letter. **Richard Burna** **seconded the motion. All members present voted Aye.**

We have two additional tree removal bids from Fallen Tree Contracting totaling \$1150.00. **Alison Garcia** made a **motion** to approve the tree removal bids. **Mary Boggs** **seconded the motion. All members present voted Aye.**

#### **Reports by Committee Chairs:**

##### *Finance Committee – Dave Czerw, Chairperson*

The work has been completed by the auditor for 2007. The auditor was very pleased with the work done by Marsh Landing Management Company. The Finance Committee also presented the proposal from Dreux Isaac & Associates for an updated reserve study at a cost of \$2,800.00. We would like to have the retention ponds included in the next reserve study and a cost analysis update on all other projects. In addition, Rich Burna requested a true replacement analysis for the roads including how long each individual road will last before resurfacing is needed. The Board would like to hold off on this project for 2008.

The Finance Committee recommends to the Board that funds for two projects submitted by Streets and Drains in the amount of \$8,613.13 for sidewalk repair and \$5,275.00 for swale repair are in the budget. However, funds are available for only one of the projects in May and are projected to be available for the other project on July 1, 2008.

The Finance Committee asked the Board if they would like to purchase a laptop projector (\$500-\$700) for the budget presentation and other presentations in the community. Office Depot told Dewey Marshall they would allow us to borrow one at any time. Steve Thomaston stated he did not feel we needed to purchase the projector. Rich Burna stated he thought there were other uses for the projector and thought it would be a good idea to look into. No other discussion at this time.

The 2009 Budget Sub-Committee will be meeting on April 29<sup>th</sup> at 7:00.

##### *Recreation – Kelly Hulihan, Chairperson*

The Recreation Committee **recommends** the age limit for swimming without adult supervision be 14 years of age. All children 14 to 17 will be required to have a pool pass that will only be given to the children with the parent's written permission and a cost of \$3.00 per badge. The approximate cost for the ID project is \$50.00 for 30 ID's. The Recreation Committee will set up a time for parents to come in and sign their kids up and order the badges. As the children enter the pool area, the lifeguard will collect their badge and return it to them when they leave. If there is an issue with misbehavior the lifeguard will not give the badge back to the child. The lifeguard will do an incident report and give the ID to the manager. The parents must come and speak to the office manager prior to the ID being returned, unless the offense warrants suspension from the facilities; at which point the Board will be notified to make the decision. **Mary Boggs** made a **motion** to approve the recommendation. **Alison Garcia** **seconded the motion. All members present voted Aye.**

Steve Thomaston requested the Recreation Committee look into the 4<sup>th</sup> of July party preparations. Alison will contact Publix in regards to their participation.

***Architectural Review Committee –Larry DeCaires, Co-Chairperson***

ARC requests Buddy or Tommy look into the repairs at the playground. There are some items that need to be replaced and/or repaired. Southern Recreation should be sending a catalog for re-ordering parts.

***Streets & Drains – Jim Blache, Chairperson (not present)***

The Streets and Drains Committee would like to recommend having the nature trails repaired in May 2008 at the amount of \$8,613.13 and the swale work completed in July 2008 in the amount of \$5,275.00. **Mary Boggs** made a **motion** to approve the above listed recommendations. **Steve Thomaston seconded the motion. All members present voted Aye.**

Streets and Drains will be having a meeting with the City at April 29<sup>th</sup> at 6:00pm to discuss the west bridge project. Edison Russell requested some consideration be given for the fact that we have been inconvenienced for a long period of time and that we should keep that in mind when in discussions with the City.

***Rules & Safety – Juan Moreno, Chairperson (not present)***

Caryn Scott presented for Rules & Safety and the Rules committee **recommends** approving the request of the Recreation Committee in regard to the age limit for the pool and the badges.

***Covenants & WOW – Lori Abramson, Chairperson and President of WOW (not present)***

The Committee will be meeting on Tuesday, April 29<sup>th</sup> to finalize the documents to be submitted to the Board.

***Citizens Planning Advisory Committee (CPAC) – Dewey Marshall***

No reports at this time for CPAC.

Dewey Marshall stated that there are 4 homeowners in the process of joining the association. We will be not charging them association dues until July 1, 2008 in order to give them incentive to join the association. He has the paperwork signed for Mr. Ramirez to join that will be sent to the attorney to process. Currently there are a total of 6 homeowners that are not members of the association.

**Other:**

1. *Ed Raisner – shed request*

**Richard Burna** made a **motion** to approve the shed request with agreement that the homeowner presents letters of approval from both of his neighbors and the dimensions are 10X12 with a peak not to exceed 10 feet. **Alison Garcia seconded the motion. All members present voted Aye.**

2. *Canino aerator request*

**Alison Garcia** made a **motion** to approve the request from Dr. Manual Canino to install an aerator and electric hook up to the pond located behind his house, with the agreement that he covers all expenses including continued maintenance and electric. **Richard Burna seconded the motion. All members present voted Aye.**

**Homeowner’s Open Forum**

Edison Russell stated the ponds need additional work done; the grass is building up on the bottom of the ponds. Grass carp was stocked this past month. Caryn Scott supplied a listing of where the carp was installed.

Everyone discussed the different parties that the community sponsors throughout the year and stated the intention of this current Board to continue having community association sponsored parties.

Rich Burna requested we get prices to install 3 flag poles at the Atlantic Gate. Caryn Scott will get prices for one American flag, one Florida flag and one Woods flag. Lighting & poles will be required as well.

Rich Burna requested the landscaper prune back the shrubs that are starting to cover the Woods sign at the Atlantic gate. He also requested we possibly look into moving the lighting so that the shrubs don’t cast a shadow on the sign.

**Steve Thomaston adjourned the meeting.**