

UNAPPROVED –Minutes
 Board of Directors Meeting
 The Woods Community Association, Inc.
 April 30, 2009 at 7:00 pm
 The Woods Clubhouse

Present – Steve Thomaston, Rich Burna, Mary Boggs, Alison Garcia, Jim Blache, Board members; Dave Czerw, Chairperson Finance Committee; Ron Norvelle, ARC Committee; Mike Hersey, Streets and Drains Committee; Peter Kenny, Streets and Drains, Tony Ewest, Giddens Security; Jack Klotzner, Rover Giddens Security; Earl Pafford, The Woods Maintenance; 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 March 26, 2009: **Jim Blache** made a **motion** to approve the minutes. **Mary Boggs seconded the motion. All members present voted Aye.**

Giddens Security Report – Tony Ewest

Tony Ewest reported that there were 52 tickets with two tows this month. There was police report for shots fired on the Woods Drive E and the police recovered the weapon but did not identify the person.

Property Manager Report

- Property inspection:
 - 37 new violation letters sent
 - 12 second violation notices sent
 - 11 Final notices prior to being sent to attorneys
 - 49 removed/compliance
 - 5 need to sent for attorney letter
- Delinquency Attached as of 4-30-09- \$91,356.73
 - \$53,451.59 at the attorney’s office
 - \$ 264.07 under bankruptcy
 - \$37,641.07 Current delinquencies

Description of Delinquency:

Balances older than July 1, 2006: \$2,299.24
 Legal Fees outstanding: \$7,762.98
 Late Fees Outstanding: \$10,128.00
 Quarterly Dues Outstanding: \$ 70,992.65
 Clubhouse Cleaning \$22.86
 NSF fee - \$31.00
 Misc charges: 120.00

Aging Breakdown:

Current Month	30	60	90 (+)	Total
39,612.21	897.86	1,010.00	49,836.66	63,447.58

Steve Thomaston made a **motion** to turn over the violations (5) to the attorney for a letter to be sent. **Alison Garcia** seconded the motion. **All members present voted Aye.**

Donna Bullock put in a written request to the Board for removal of late fees from her account. **Steve Thomaston** made a **motion** to reduce the late fees only if payments are made on time through the rest of 2009. If a payment is late or missed the late fees that were waived will be reapplied to the account. **Mary Boggs** seconded the motion. **All member present voted Aye.**

Reports by Committee Chairs:

Finance Committee – Dave Czerw, Chairperson

The Finance Committee **recommends** acceptance of Ms. Lakes recommended adjustments –Increase bad debt allowance by \$14,829.00, Record unrecorded liabilities from December 2008 of \$822.42 and Record Depreciation Expense on Common Property of \$11,115.00 (this is recorded every year). Dave stated the only way to get actual value is to have the community property appraised, which is a large expense that the Finance Company does not agree with. **Mary Boggs** made a **motion** to approve the above recommendations. **Jim Blache** seconded the motion. **All members present voted Aye.**

The Finance Committee **recommends** acceptance of Ms. Lake's audit. **Mary Boggs** made a **motion** to approve the recommendation to approve the 2008 audit. **Alison Garcia** seconded the motion. **All members present voted Aye.**

The Finance Committee recommends that the \$900 fee for a Reserve Study proposal from Dreux Isaac be approved. **Mary Boggs** made a **motion** to approve the proposal. **Rich Burna** seconded the motion. **All member present voted Aye.**

Dave Czerw reported the community is still operating within the budget with a surplus of 39,615.00 as of March 31, 2009. Janice Lake, the auditor, was extremely pleased with the bookkeeping of the community as well as our current financial conditions. Steve Thomaston stated he has purchased the 100K CD at BB&T. Dave stated the Committee would continue looking into the other CD options and give another recommendation to the Board at the next meeting. The Finance Committee is working on making sure we don't have a large amount of unsecured funds in Sun Trust at this time.

Mary Boggs requested that the monthly vs. quarterly billing be put on the next month's agenda for discussion. Marsh Landing Management stated the additional cost per year would be \$1700.00.

Recreation –No chairperson at this time

Alison Garcia asked if the pool furniture was going to be ordered this year and the Board decided that the only items that need to be replaced at this time is the umbrellas and asked Buddy to purchase them.

Architectural Review Committee –Ron Norvelle

No reports

Streets & Drains – Mike Hersey, Chairperson

Mike Hersey stated they are still collecting bids for the paving on The Woods Drive E from Palmetto Glade to the east bridge. They are also still getting bids on the curbing replacement/repair in the community. Jim Blache stated that Duval Asphalt will be coming back out next week to repair the new asphalt at The Woods Drive. Sandee Connelly asked if the community center parking lot is on the schedule to be repaired because she has tripped a couple of times. Mike Hersey stated they are looking into getting bids for repair and repaving the community center parking lot.

Jim Blache stated the left turn lane into the Woods heading North would not be working until July 2009. Susan Randall stated that she is having issues with persons turning right into the community at Hodges are not yielding to oncoming traffic. She asked that a new yield sign be put in. The Board did not think it would stop the non yielding persons, but that when the left turn lane is opened back up, that should take care of the problem.

Jim Blache stated the City is looking into installing a green chain link fence from the current fence line into the canal to prevent access at the sandalwood canal on Hodges Blvd.

Rules & Safety –Peter Kenny, Chairperson (not present)

Peter Kenny introduced Joan Horne, who is representing a homeowner who is requesting permission for the renter in their home to be permitted to drive his motorcycle in the community. Joan Horne stated that her renter is a senior citizen, retired military that would like to ride his motorcycle to and from the Atlantic Gate only (two houses from the gate). Peter Kenny stated that the Rules Committee denied this request based on the current rules of the community. Peter Kenny stated the Rules and Safety were somewhat in sympathy with this situation, but wanted to remind the Board that they could be setting precedence. Peter Kenny stated the Rules and Safety suggested that the motorcycle be stored in the Atlantic Gate parking lot, Joan responded that the homeowner would not be physically able to walk that distance.

Steve Thomaston made a **motion** to approve the renter, and only this renter, to be permitted to register his motorcycle on a trial basis. Steve stated he does not want to change the Rules of the Community, just to give this specific person a variance. All other requests by renters must also be submitted to the Rules Committee and Board for vote. **Alison Garcia seconded the motion. All members present voted Aye.**

Peter Kenny stated he has put another note in the Woodsette about making sure your vehicles are locked and to not leave personal items in your vehicle.

Homeowner's Open Forum

Susan Randall requested the mulch be replenished in the playground. Steve Thomaston directed Buddy Pafford to replace the mulch with the same mulch we are currently using. Buddy has been directed to get pricing on replacing mulch with the rubber mulch for 2010. Susan also requested that the swing have hand protectors installed so kids don't get their fingers pinched. Buddy will order the covers.

Susan Randall had a complaint against Annie Williams at the Hodges gate allowing guests to enter without authorization. She stated she witnessed the guard opening the gate to several visitors without even getting out of her chair or opening the door to inquire who they were. In addition, at the Atlantic gate the guard let the visitor in at the same time she was going through the gate and they almost hit.

Delinquency discussion

The Board and the property manager went through the delinquency report and were trying to figure out who to get the receivable paid. Steve Thomaston stated there is a company that would pay us a percentage on the dollar and take over the collection of our HOA dues that are outstanding. Caryn Scott suggested giving the homeowners the opportunity to pay their dues by a certain date and we would waive the late fees. This would not include any legal fees being removed. The Board agreed to send a certified letter to Ellis, Perry, Carrol, Dapena, Phillip-Edmonds, Siebold, Webb and Womack stating if they pay their association dues by 6-15-09 we would remove the late fees from their account. If they fail to pay within the time frame, the late fees would not be removed. This is a one time deal, not to be repeated. This would give the Community an opportunity to collect over 6K in a 45 day period.

Steve Thomaston adjourned the meeting.