

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
August 28, 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; Jim Blache, Chairperson Streets and Drains Committee; Larry DeCaires, Chairperson ARC Committee; Darrell Giddens, Owner Giddens Security; Charles Butts, Giddens Security; Chuck Lindens, Director of Operations 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 July 31, 2008: Rich Burna made a **motion** to approve the minutes with one correction. **Alison Garcia seconded the motion. All members present voted Aye.**

Giddens Security Report – Charles Butts

Charles Butts read through the attached monthly incident reports. There were 59 tickets and no tows this month. The Board requested Caryn Scott write a letter to Harold Peacock stating that he was in violation of the Community rules by using his JSO badge to gain entry into the community while driving his personal motorcycle. Rich Burna requested that the list of current year’s tickets be given to the Board and a copy of the current rules & regulations also be supplied to the Board members. There was some discussion as to the rules allowing homeowners to park at the community center after closing time.

Manager’s Report – Caryn Scott, Marsh Landing Management

- Property inspection:
 - 54 new violation letters sent
 - 13 second violation notices sent
 - 8 Final notices prior to being sent to attorneys
 - 14 removed/compliance
 - 2 Need to send to attorney for letter
 - 2 Need to start mediation (Board Review)
 - 0 Need to start court filings

- Delinquency Attached as of 8-28-08- \$53,451.06
 - \$32,604.10 at the attorney’s office
 - \$ 1,366.75 under bankruptcy
 - \$19,480.21 Current delinquencies
 - New Liens being filed this month: 0
 - Foreclosures on hold: 2
 - Total amount of Legal Fees - \$11,723.86

Steve Thomaston made a **motion** to send 2257 Fallen Tree Drive to the attorney to draft a violation letter and send 13052 Twin Pines Cir S and 12850 Chinquapin Way to the attorney for mediation process. **Alison Garcia seconded the motion. All members present voted Aye.**

Steve Thomaston has a request for a payment plan for a homeowner who is only one quarter outstanding at this time. **Steve Thomaston** made a **motion** that the agreement will be \$100.00 per month (until past due balance paid in full), payment of association dues must be on time going forward, and no late fees will be assessed going forward as long as payments are paid as agreed. If homeowner fails to pay as agreed all back late fees will be charged and payment agreement will be cancelled. **Mary Boggs seconded the motion. All members present voted Aye.** Steve Thomaston will contact the homeowner.

Caryn Scott informed the Board of the changes to Chapter 720 in regard to foreclosures being responsible for paying all monies in arrears. The law has changed so that the bank is only responsible for 1% of the total mortgage or one year association dues whichever amount is less.

Reports by Committee Chairs:

Finance Committee – Dave Czerw, Chairperson

Dave Czerw stated that we are still operating within the budget with a surplus of \$49K.

The Finance Committee **recommends** that the following funds are available for items A-D at this time.

A. 12951 Woods Drive South	\$1,525
B. 2303 Wax Myrtle	875
C. Tall Cypress Court	560
D. Woods Drive West- between Mistletoe & Wiregrass	6,600
E. Woods Drive South & Palmetto Glade – Corner	6,850

Mary Boggs made a **motion** to approve the above listed items A-D at this time. **Rich Burna seconded the motion. All members present voted Aye.**

The Finance Committee **recommends** that the 2009 budget be submitted to the homeowners with a 0% increase for 2009. **Alison Garcia** made a **motion** to approve the proposed budget with a 0% increase for 2009. **Mary Boggs seconded the motion. All members present voted Aye.**

Steve Thomaston asked about the pool furniture, pressure washer and tennis rolling machine for the 2009 budget. Dave Czerw confirmed that the pool furniture was in the operating budget for \$2K, the tennis roller machine is the 2009 reserve budget for equipment replacement and the pressure washer is not currently in the 2009 budget. However, Dave Czerw stated there was \$12K in contingency if the pressure washer (approximately \$4K) is needed.

Recreation – Kelly Hulihan, Chairperson (not present)

No report

Architectural Review Committee –Larry DeCaires, Chairperson

Larry DeCaires made a suggestion that The Woods Community support teens that are required to have a certain number of community service hours in order to graduate from high school. Steve Thomaston stated if Larry was willing to run the program then the Board will allow him to do so. Steve Thomaston stated Larry should do an article for the Woodsette.

Streets & Drains – Jim Blache, Chairperson

All above requests were listed under the Finance Committee reports.

Jim Blache felt the \$200K currently budgeted for streets repair and replacement is not enough for what is currently needed to be done. Rich Burna stated we should hire an outside engineer to give a detailed report of what and when road repairs and replacements are needed. Jim Blache is going to get three proposals from engineering firms for this project.

Discussion occurred on the current drainage system on the property during Faye; the Sandalwood Canal had so much water running through it that the areas where our ponds drain into the canal were under the water level. This caused our ponds and streets to back up. Steve Thomaston stated the City was originally supposed to expand the canal all the way from the west bridge to Hodges Blvd. Dewey Marshall also stated that many properties drain through our portion of the sandalwood canal and it cannot take that much water flow. We are working with the City to find the resolution for this problem in the future.

Jim Blache had requested the City look at the erosion at the West Bridge and they have repaired this area. The east bridge area (right past land clearing) needs to be looked at due to erosion. Jim Blache looked under the bridges and all is stable at this time. There are about 6 areas that have issues with wash outs that Jim is going to speak to the City about. Rich Burna cautioned the Board to not sign any agreement to maintain the canal without the City doing all that was previously required of them. Dewey Marshall stated the pond at Viburnum and Fringetree does not drain into any other pond and this pond's water rose so high it almost reached the homes. Jim Blache stated that the pond stated above drains into the west side of Woods Drive which then drains into a natural ditch that runs to the Sandalwood canal.

Rules & Safety – Juan Moreno, Chairperson

The Rules Committee recommends an amendment to the motorcycle rules as follows:

Homeowners and immediate family members over 18 years of age that reside in the residence can register a motorcycle here in the Woods. Also added to the motion is that the privilege can be revoked with or without cause.

Rich Burna made a **motion** to approve the above listed amendment. **Alison Garcia** **seconded the motion**. Discussion on age limit occurred. **Rich Burna** amended his motion to read as follows:

Homeowners and immediate family members over 21 years of age that reside in the residence can register a motorcycle here in the Woods. Also added to the motion is that the privilege can be revoked with or without cause.

Alison Garcia **seconded the motion**. **All members present voted Aye**.

Rich Burna stated that he could not find anywhere in the rules and regulations that states that parking is prohibited at the Community Center between 10:00pm and 6:00am without a parking pass. Dewey Marshall stated it was approved by a previous Board.

Rich Burna requested an updated copy of all of the Rules and Regulations.

Mary Boggs requested that the National Crime Stop Seminar be put on the reader board.

Covenants & Bylaws Revision Committee

No reports.

WOW

Annual Book and Bake Sale will be held on September 27th.

Citizens Planning Advisory Committee (CPAC) – Dewey Marshall

Mayor Peyton spoke about several items:

1. Storm water fee is to be used to clean the St. Johns River.
2. Paper Mill wants to dump straight into the St. Johns River and the City is making them clean the water before they do so.
3. The City of Jacksonville is against the water draw, like in Orlando, but the City has to prove we are diligent in conserving water. So, the City is working on first educating residents on water conservation. Second, they will be issuing warnings and last they will begin fining residents' who do not follow the water regulations.
4. Port Authority is working on a 15 year plan to increase shipping to Jacksonville from oriental ports by the Panama Canal and using Cecil Field as a staging point.
5. For every murder we have in Jacksonville, 48 people are injured. Jacksonville has been known as the murder capitol of the world for the past eight years, the second

largest for the past 19 years. He is working on prevention and intervention. The City of NY has 100 square miles and they have 8K police officers. The City of Jacksonville has 800 square miles and 1600 officers. The Better Jacksonville Plan has a budget of \$30 million; 2.8 million going to schools and programs, 7 million going to investments in schools, parks and recreation and aiding new police officers in a 20 year period.
6. One out of every 375 homes in Jacksonville is in foreclosure.

Other:

David & Carla Malecki requested their late fees be removed. The Board denied this request. The rules clearly state that association fees are due on the first of the month and are considered late on the tenth. Late fees are not officially charged until the 15th of the month.

Homeowner's Open Forum

Gilberto Resto asked if there are any plans to replace the fence along Hodges. Steve Thomaston confirmed that any homeowner's that live on Hodges are responsible for maintaining their own fence. We are waiting to see what the City will do once the widening project has been completed. We will revisit any changes to the exterior of the community at that time.

Alison Garcia stated that the lawn at 12866 Winged Elm Drive needs to be cut. According to neighbors the house is vacant. Steve Thomaston stated we should call the City. Caryn Scott confirmed that they have already been notified and the City has already posted the violation and given the homeowner 15 days to comply. The Board stated we should allow the City to maintain the property instead of adding additional funds to their account that will most likely not be reimbursed. The house that we own at 12907 Deep Lagoon needs to be sprayed for weeds. Buddy will take care of this.

Gilberto Resto questioned who needs to be contacted about pine trees on the outside of the Hodges fence line. He was told to contact the City of Jacksonville.

Steve Thomaston adjourned the meeting.