

APPROVED –Minutes  
 Board of Directors Meeting  
 The Woods Community Association, Inc.  
 January 29, 2009 at 7:00 pm  
 The Woods Clubhouse

**Present** – Steve Thomaston, Rich Burna, Mary Boggs, Alison Garcia, Jim Blache, Dave Czerw, Chairperson Finance Committee; Larry DeCaires, ARC Committee; Mike Hersey, Streets and Drains Committee; Tony West and Betty Hudson, 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 November 20, 2008:** Jim Blache made a motion to approve the minutes. Richard Burna seconded the motion. All members present voted Aye.

**Giddens Security Report – Betty Hudson**

There were 162 tickets and one tow since the last Board meeting. This year the holidays have had fewer incidents reported compared to 2007. Steve Thomaston requested that the rover keep a closer eye on the “5 bridges” location. This is a kid hang out. Betty Hudson introduced Tony West as a new executive at Giddens Security. Jim Blache requested Giddens keep an eye on the open area at the east canal entrance from Hodges. At this time, it is wide open for access.

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

- Property inspection:
  - 38 new violation letters sent
  - 5 second violation notices sent
  - 19 Final notices prior to being sent to attorneys
  - 32 removed/compliance
- Delinquency Attached as of 1-29-09- \$80,147.02
  - \$36,793.77 at the attorney’s office
  - \$1,260.70 under bankruptcy
  - \$42,092.55 Current delinquencies

Description of Delinquency:  
 Balances older than July 1, 2006: \$2299.24  
 Legal Fees outstanding: \$9,144.60  
 Late Fees Outstanding: \$8,524.40  
 NSF Fees: \$93.00  
 Quarterly Dues Outstanding: \$59,965.78  
 Misc charges: \$120.00

Aging Breakdown:

Current Month	30	60	90 (+)	Total
33,821.00	837.00	1,112.44	44,376.58	80,147.02

**Steve Thomaston** made a **motion** to file liens on the attached list. **Rich Burna** seconded the motion. All members present voted Aye.

**Alison Garcia** made a **motion** to send two homeowners to the attorney for enforcement letters. **Richard Burna** seconded the motion. All members present voted Aye.

**Reports by Committee Chairs:**

*Finance Committee – Dave Czerw, Chairperson*

Dave Czerw stated we have a surplus of \$67,387.00 as of 12-31-2008. Current reserve funds are funded over 100% at this time. We have a CD that is expiring April 20<sup>th</sup> that is currently at a rate of 2.15%. Dave Czerw is going to be looking into other options available to us.

The Finance Committee **recommends** the proposed \$2,250.00 expenditure for road repair work on Greenmeadow Place is in the budget and funds are available.

The Finance Committee **recommends** the proposed \$5,200.00 expenditure for cleaning out the drains from the pond at The Woods Drive E and Palmetto Glade is in the budget, but the funds are expected to be available at the end of February 09.

Dave Czerw stated that the FDIC has increased to \$250,000.00 which helps with our decisions to move monies for our protection. Also, the reserve study update has been budgeted in the amount of \$900.00 for 2009.

Steve Thomaston questioned the new pressure washer that he believes was approved by the Board last year. Dave Czerw stated that the pressure washer was not approved in the 2009 budget; however, he stated the funds are available in the contingency reserve fund which currently has \$12,000.00 available. **Steve Thomaston** made a **motion** to approve the purchase of a new pressure washer and scrubber up to \$5,000.00 to be coded to the reserve contingency fund. **Mary Boggs** seconded the motion. All members present voted Aye.

*Recreation – Kelly Hulihan, Chairperson (not present)*

No reports. The Recreation Committee does need new members and possibly a new chairperson. A notice will be placed in the Woodsette for volunteers. Alison Garcia stated she would still handle the 4<sup>th</sup> of July party and the Halloween party. Melissa Daniels stated she would be willing to help out and would contact other homeowners in the neighborhood.

*Architectural Review Committee –Larry DeCaires, Committee member*

No reports at this time.

*Streets & Drains – Mike Hersey, Chairperson*

The Streets & Drains Committee requests \$2,250.00 for road repair work at Greenmeadow Place. **Steve Thomaston** made a **motion** to approve this expenditure. **Mary Boggs seconded the motion. All members present voted Aye.**

The Streets & Drains Committee requests \$5,200.00 for ditch cleaning from The Woods Drive E and Palmetto Glade Drive. **Steve Thomaston** made a **motion** to approve this expenditure for no earlier than the end of February based on Finance's recommendation. **Mary Boggs seconded the motion. All members present voted Aye.**

Earl Pafford stated the fountain was out at Hodges Blvd. He was just informing the Board since it would be a large expenditure to repair. Jim Blache requested he contact Charles Aquatics for a bid.

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

Rich Burna stated that Juan Moreno is looking to retire the chairperson position and is looking for someone to take over.

**Steve Thomaston** made a **motion** to reduce the motorcycle fee to \$50.00 from \$125.00 (he stated that the Rules Committee is opposed to this). **Rich Burna seconded the motion. Mary Boggs abstained from voting. All other members present voted Aye.**

Rich Burna has stated that the Rules Committee would like to look into adding security cameras with audio and visual capabilities at both gates. Steve Thomaston requested Caryn Scott to contact our security company to supply bids.

The updated Rules and Regulations submitted to the Board by the Rules and Safety Committee has been **tabled** at this time. The Board is planning to have a workshop in order to go through all items. This will be posted for all homeowners to attend.

**Other:**

1. Fitness Program for the Clubhouse: Melissa Daniel and Ashley Weckback are requesting the use of the clubhouse on Tuesday and Friday morning at 6:00am for approximately one hour. She is requesting that the clubhouse be given at no cost. **Steve Thomaston** made a **motion** to allow the use of the clubhouse as listed above with no rental fees and Melissa Daniel will be permitted to pick up the keys from the Atlantic Gate. **Alison Garcia seconded the motion. All members present voted Aye.**

2. Sandalwood Canal: **Steve Thomaston tabled** the discussion and voting on the agreement presented by the City of Jacksonville for the upkeep of the canal.

## **Homeowner's Open Forum**

Douglas Fine, who lives at the corner of Palmetto Glade and Fallen Tree Drive W, has requested the Board's assistance in regard to the four way stop sign. The Board has requested that Caryn Scott contact Sergeant White with JSO and ask for additional patrols for this area. Steve Thomaston requested Buddy take a look at the area and see if any signage would help. Street and Drains is going to look into finding a safety company to give the Community options on traffic control.

**Steve Thomaston adjourned the meeting.**