

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

Present – Steve Thomaston, Mary Boggs, and Jim Blache, Board members; Dave Czerw, Finance Committee Chairperson; Ron Norvelle, ARC Committee; Peter Kenny, Chairperson Rules & Safety Committee, Betty Hudson and Adam Giddens, 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 June 25, 2009: **Jim Blache** made a **motion** to approve the minutes. **Mary Boggs seconded the motion. All members present voted Aye.**

*Giddens Security Report – Betty Hudson*

There were 93 tickets issued and 2 vehicles towed this past month. There were two gate arms broken by residents. There were several bicycles stolen out of open garages and we have had several postings of missing pets. On July 21 the guard at the Atlantic Gate had firecrackers thrown at the guard house. The guard was able to identify the persons involved. The homeowners were made aware by the management. Betty stated the problems we have been having with the kids on a golf cart continually running through the exit lanes and driving along Atlantic Blvd. They then come back onto the property by running through the exit lane. Caryn Scott stated that she had previously sent a notice to the homeowner (Nagy) and that she recently witnessed the teenager driving the golf cart on the nature trail. The Board has told the guards to contact the police if they see the golf cart again. Jack Klotzner stated that he is not having as many issues with the kids as they did last year. **The Board has stated that the barcodes and community center access be suspended for two weeks for failure to obey the golf cart rules.**

*Property Manager's Report – Caryn Scott*

- Property inspection:
  - 22 new violation letters sent
  - 14 second violation notices sent
  - 5 Final notices prior to being sent to attorneys
  - 42 removed/compliance
  - 6 need to sent for attorney letter
  
- Delinquency Attached as of 7-31-2009- \$97,535.12
  - \$57,865.61 at the attorney's office
  - \$ 240.44 under bankruptcy
  - \$39,429.07 Current delinquencies

Description of Delinquency:

Balances older than July 1, 2006: \$2,299.24  
Legal Fees outstanding: \$11,284.00  
Late Fees Outstanding: \$9,668.00  
Quarterly Dues Outstanding: \$ 73,303.88  
Misc charges: \$920.00  
NSF Fee: \$50.00  
Assessment Undeveloped: \$10.00

Aging Breakdown:

| Current Month | 30       | 60       | 90 (+)    | Total     |
|---------------|----------|----------|-----------|-----------|
| 38,134.07     | 1,199.00 | 2,690.00 | 55,512.05 | 97,535.12 |

**Steve Thomaston** made a **motion** to turn over four violations (Pope, Snyder, Cumberland and McGee) to the attorney for a letter to be sent. **Jim Blache seconded the motion. Steve Thomaston and Jim Blache voted Aye. Mary Boggs voted Nay. Motion passed.**

Caryn Scott stated that we may be able to still collect all funds on a foreclosure from the new and previous owners. The Management will request the full amount outstanding at closing. Caryn Scott will forward to the Board the information that we received by the collection attorney, Brett Abner. Brett Abner is going to research if we still need to file a lien even if the home is under foreclosure, and if this will help in collecting all debt if the full amount due is not paid at closing, then The Woods can hold the lien until paid in full.

**Reports by Committee Chairs:**

***Finance Committee – Bonnie Burna, Committee Member***

The community is still operating within the budget with a surplus of \$64,940.00 as of June 30, 2009.

Streets and Drains submitted proposals from Bold City Irrigation for drainage work  
12875, 12885 Rabbit Run and 1922 Woods Drive- \$2,490  
12934 Palmetto Glade Drive - \$875  
2129 Woods Drive East and Knotty Pine - \$845

The Finance Committee **recommends** that the three Bold City Irrigation proposals are in the budget and funds are available.

The Finance Committee is going to **recommend zero percent increase** in homeowner maintenance assessments for 2010 based on the following assumptions:

- The Operating Fund will finish 2009 with a \$40,000 surplus. We believe this to be a reasonable assumption as the Operating Fund has a \$64,940 surplus as of June 30, 2009.

- Reserve Fund expenditures for 2009 will stay within the budgeted amount of \$75,000. We believe this to be a reasonable assumption as Reserve Fund expenditures as of June 30, 2009 were \$25,575.
- Reserve Fund expenditures will be limited to \$75,000 in 2010.
- An increase in budgeted operating expenses from 2009 to 2010 of 3 to 4 percent.

Dave Czerw stated that there is \$5,000.00 in the reserve budget for camera replacement but there is also \$12,000.00 in contingency, which the majority of that is still available. He requested that the proposals be submitted to Finance at the next meeting.

Jim Blache asked if the Finance Committee received the email from Mike Hersey about additional swale work. Dave stated he did not receive the email prior to the Finance meeting. Mary Boggs asked who makes the decisions on what work is needed. Jim Blache explained that they do inspections periodically and that the Streets & Drains Committee makes the decision as to which areas are needed at the time. Steve Thomaston stated that the swale work is an ongoing project that will continue forever.

***Recreation –No chairperson at this time***

Peter Kenny requested the tennis court hours be adjusted to 8:30am. Steve Thomaston stated that was fine, and requested that management make the adjustment. Caryn Scott stated that the Rules and Regulations will have to be amended to reflect the new hours at the next Board meeting.

Steve Thomaston stated he was going to get a plaque for the Publix employees that assisted in the 4<sup>th</sup> of July party.

***Architectural Review Committee –Ron Norvelle, member***

Ron Norvelle stated that we have a request from William Bush to get approval for a driveway polyurea floor coating. **Steve Thomaston** made a **motion** to deny the request. **Mary Boggs seconded the motion. All members present voted Aye.**

Ron Norvelle has a request for pavers and was confirming that they are allowed.

***Streets & Drains –Mike Hersey, Chairperson***

Streets and Drains **recommend** the following proposals from Bold City Irrigation for drainage work

- 12875, 12885 Rabbit Run and 1922 Woods Drive- \$2,490
- 12934 Palmetto Glade Drive - \$875
- 2129 Woods Drive East and Knotty Pine - \$845

**Jim Blache** made a **motion** to approve the above expenditure. **Steve Thomaston seconded the motion. All members present voted Aye.**

Jim Blache stated that Streets & Drains are looking into getting prices for a new concrete wall along Hodges. Mary Boggs stated previously one of the obstacles was that not all homeowners along Hodges agreed to have a wall installed on their property. Mary stated that during conversations with our councilman that the City was in

agreement to deed us a portion of their land on Hodges so that the wall could be installed without encroaching on homeowners' property. Jim Blache stated he would look into this.

### ***Rules & Safety –Not present***

The Board was very confused in regard to which company the Rules & Safety Committee wants to go with on the gate cameras. Peter Kenny explained why he put all the “negatives” in the email he sent out. Peter Kenny stated he received another bid and will be speaking with the Rules Committee about it at the next meeting. He then explained the priority list the Committee submitted previously. Peter Kenny stated he received a request from Susan Randall about speed bumps and that he requested Mrs. Randall to get a petition signed by the neighbors in that area since it is a dead end and only services those who live on Viburnum and Nandina.

The Board has requested that The Rules and Safety Committee look into the options of installing speed bumps throughout the property. Dave Ronnekamp stated he does not agree with installing speed bumps.

### **Other**

1. Phillip-Edmonds – homeowner is not present, but will need to submit a payment plan no later than the next Board meeting.
2. Whitehead – Dan Whitehead was present and stated that he has been continuously working on his lawn and that he has it scheduled to spray kill a large portion of his lawn and have new sod installed. The Board gave him a deadline of August 31, 2009 for completion.

### **Homeowner's Open Forum**

Dave Ronnekamp stated he was going to submit an ARC request to install a fence along his property line, which will prevent the lake company from accessing the lake behind his home. Jim Blache stated there is an easement and we have the right to access the lake. Steve Thomaston stated that we are looking into new fence options and requested that Dave just hold off and let us look for a solution. Steve Thomaston directed Buddy to go ahead and replace the panels as needed.

Chuck Newman questioned if we do, in fact, own a home. The Board explained how we came to hold title to a house and what we are doing with it at this point. We are trying to get the bank to take the property title, and we still have Scott Fallar working on this.

Ron Norvelle stated that the kids are breaking into the vacant home at 12926 Wild Holly Court and that the fence is down, and there is a pool. Caryn Scott stated she already put in a complaint with the City about the fence and that the police had already put in the report earlier that day. The rover has been requested to keep an eye on this house.

Nicole McCarver requested a cover be placed over the wading pool. The Board has requested that Buddy get with our pool company to get a price for our options. She also stated that on Tuesday, 7-27-2009, the lifeguard called an adult swim and one of the friends of the lifeguard got into the pool with a surf board and the lifeguard allowed it. Caryn Scott will notify the lifeguard company of this. Nicole McCarver stated another homeowner asked her to submit a request for a fence around the pond next to the playground. The Board was not in agreement with this request. Adults should be watching the children at the playground.

Mary Boggs stated we need to start working on the bids for all of our current contracts.

**Steve Thomaston adjourned the meeting.**