

APPROVED –Minutes  
Board of Directors Meeting  
The Woods Community Association, Inc.  
June 26, 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; Kelly Hulihan, Chairperson Recreation Committee; Juan Moreno, Chairperson Rules & Safety Committee; Joshua Potts, Giddens Security; Officer Butts 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 May 29, 2008:** Rich Burna made a motion to approve the minutes. Alison Garcia seconded the motion. All members present voted Aye.

**Giddens Security Report – Joshua Potts**

Joshua Potts introduced new site supervisor Chuck Butts. During the month of June they had 61 tickets written with no vehicles being towed. No major incidents at this time. Steve Thomaston requested that the rovers be diligent in giving tickets. He also asked that any vehicles parked on the lawn not be given tickets but an incident report be made so that Management can send a violation notice. We do not want any rover entering people's property for ticketing purposes. Dewey Marshall stated that if cars are on the common property, including cul-de-sacs, then it would be an immediate tow. Fireworks that shoot up in the air are illegal. Rover should inform homeowners of this law and homeowners are directed to contact JSO.

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

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

**Projects in Progress:**

- Delinquency Attached as of 6-26-08- \$37,519.20
  - \$30,354.03 at the attorney's office
  - \$1,399.17 under bankruptcy
  - \$5,766.00 Current delinquencies
  - New Liens being filed this month: 3
  - Foreclosures on hold: 2
  - Total amount of Legal Fees - \$11,483.79

**List of Court Filings** – 12850 Chinquapin Way and 2214 Twin Pines Circle W  
**Mediation Filings** – 13027 Loblolly Lane S and 13052 Twin Pines Circle S  
**Steve Thomaston** made a **motion** to file the above listed violations. **Alison Garcia** seconded the motion. **Mary Boggs abstained, all other members present voted Aye. Motion Passed.**

**Reports by Committee Chairs:**

*Finance Committee – Dave Czerw, Chairperson*

Finance Committee **recommends** that \$700 is in the budget and available for Swale Repair at 2313 The Woods Drive W, under line item 915 – Drainage Repairs and Maintenance. **Steve Thomaston** made a **motion** to approve the recommendation. **Mary Boggs seconded the motion. All members present voted Aye.**

Finance Committee **recommends** that \$1,500 is in the budget and available for Fourth of July Party under line item 878 – Recreational Activities. **Steve Thomaston** made a **motion** to approve the recommendation. **Mary Boggs seconded the motion. All members present voted Aye.**

Finance Committee **recommends** to the Board that there be **NO** increase in 2009 to the current quarterly assessment of \$332.00. This recommendation is based on the proposed Operating and Reserve Fund budgets for 2009 including the proposed Reserve Fund expenditures of \$75,000. An increase to either of the proposed Operating or Reserve Fund budget expenditures for 2009 would change the basis on which this recommendation is made. In this event, the Finance Committee would desire to reevaluate the Woods financial situation and make a new recommendation to the Board on an increase in quarterly assessments for 2009.

- A. As of May 31, 2008 our Reserve Fund is 97 percent funded for amount recommended by our Reserve Study for December 31, 2008.
- B. If we stay within budget in our Operating and Reserve Funds for the remainder of the year we project our community will be approximately 110 percent funded for the recommended December 31, 2008 balance.
- C. As of May 31, 2008 our community has generated an operating surplus of \$49,919. The operating fund is 3% higher for 2009 budget.
- D. If the proposed 2009 budget is approved and executed, and we end 2008 with at least \$16,000 in operating surplus the committee estimates that we should achieve approximately 100 percent funding of the Reserve Fund in December 2009 as per the Reserve Study recommended amount of \$769,700.

Finance Committee recommends the purchase of two \$100,000-30 month CD's with a rate of 3.30 percent through SunTrust. This particular CD has a special offer of a one-time NO penalty early withdrawal feature that provides us flexibility to remove funds if needed. **Mary Boggs** made a **motion** to approve the recommendation. **Rich Burna** seconded the motion. **All members present voted Aye.**

Finance Committee will be holding a Budget Review on August 12<sup>th</sup>, 2008 at 7:00pm. This will be open to all homeowners and Dave Czerw strongly recommends that the committee chairpersons be present to discuss the items they want to purchase in 2009.

**Steve Thomaston** made a **motion** to indicate that we are in compliance with the Florida Statutes in regard to the reserve fund being operated in a pool cash flow system. **Alison Garcia** seconded the motion. **All members present voted Aye.**

Steve Thomaston is looking for a more creative way to get our delinquencies paid. We need to budget accordingly in our operating funds to take into consideration a higher delinquency. Steve Loveland, with Marsh Landing Management, is looking into other collection options.

Rich Burna requested an update on the Aladdin case. Dewey Marshall stated he has spoken to Scott Fallar and all is quiet at this time. The Board is requesting we contact the attorney to get an update as to where we are at, what is our next step, and what is the most likely outcome.

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

**Personal Trainer** – Fitness Pursuits, a personal fitness company, is interested in offering group training services (Examples: Yoga, Zumba, Boot Camp) for the residents of The Woods. They would need the use of the clubhouse and will pay the association 25% of all fees collected. Fitness Pursuits carries \$2 million in liability insurance. Kelly Hulihan will find out how many homeowners are interested, how many nights per week they are requesting, how much income this would generate and present to the Board at a later time.

**Parents’ Night Out** – Elite Amenities is interested in offering a monthly or quarterly parents’ night out at the clubhouse (6-9pm). This would be paid for by the homeowners participating on a per child basis. The Board agreed to give it a try and see if there is homeowner participation.

**Pool/lifeguard** – We discussed having a back-up plan should the occasion arise again where no lifeguard shows up. The plan would be to call an authorized person to open the pool for “swim at own risk.” The Board discussed and agreed to create a list of the persons to contact and those who can pick up the key to open the pool. Dewey Marshall requested that the proper locking device be installed until the gates are back in working order.

***Architectural Review Committee –Larry DeCaires, Co-Chairperson (not present)***

No reports

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

No reports

### ***Rules & Safety – Juan Moreno, Chairperson***

The Rules Committee wanted to inform the Board of Directors that scooters that are legally qualified as motorcycles (over 50cc) are being allowed to register in the community. We have so many people purchasing the scooters due to the increase in the gas prices.

Steve Thomaston stated we are getting prices on removing the sliding glass doors at the guard shacks and replacing with a regular steel door (with windows) and a side window.

School buses should be entering the community through the resident's lane. Juan Moreno stated he would present this to the Committee for review.

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

JSO has started a new program that if you are going out of town, you can contact or go to the Regency substation and the police will drive by your home 3 times per 24 hour period. They will do this up to 10 days.

#### **Other:**

1. *Reimbursement Request – Hill – non member*

**Steve Thomaston** made a **motion** to deny the request for reimbursement. **Alison Garcia** seconded the motion. **All members present voted Aye.**

2. *Non profit request for Clubhouse*

**Dewey Marshall** made a **motion** to deny the request due to the small number of people vs. the cost of opening the clubhouse. **Steve Thomaston** seconded the motion. **All members present voted Aye.**

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

Jan Miller requested ARC/Board revisit the temporary structure located on the Hodges pond (2248 Fallen Tree Drive E). The Board stated they do not see any reason this is not allowed.

Pamela Hodge stated she is working diligently on her lawn (2147 The Woods Drive W) and it has come a long way. She is stating she is having drainage problems. Jim Blache (Streets and Drains) will be informed on the issue and to get into contact with Mrs. Hodge.

Pamela Hodge requested that someone speak to Felix Construction about putting in sound barriers for the pumps at the west bridge. Also, she stated she has had problems exiting her cul-de-sac due to the construction vehicles blocking the road.

Pamela Hodge also asked what the rules were in regards to parking on the road in the day. As long as this is not a traffic obstruction the vehicles are allowed. If it is obstructing traffic then JSO can be called.

**Steve Thomaston adjourned the meeting.**