

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
June 25, 2009 at 7:00 pm
The Woods Clubhouse

Present – Steve Thomaston, Mary Boggs, Alison Garcia, Jim Blache, Board members; Bonnie Burna, Finance Committee; Mike Hersey, Chairperson, Streets & Drains; Larry DeCaires, Chairperson ARC Committee; Betty Hudson and 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 May 28, 2009: **Alison Garcia** made a **motion** to approve the minutes. **Jim Blache** seconded the motion. **All members present voted Aye.**

Giddens Security Report – Betty Hudson

There were 49 tickets written and no tows. The rover caught kids in the pool after hours, but was unable to catch them. They ran through a hole in the back fence. There was a vehicle stolen on Black Gum Court – the keys were left in the vehicle. There were three car break-ins this past month - all vehicles were unlocked. We had a gentleman fall off a roof on Squirrel Tree. He was taken to the hospital. The office door was left unlocked on June 23rd.

Property Manager's Report – Caryn Scott

- Property inspection:
 - 34 new violation letters sent
 - 22 second violation notices sent
 - 3 Final notices prior to being sent to attorneys
 - 28 removed/compliance
 - 4 need to be sent for attorney letter

- Delinquency Attached as of 6-25-2009- \$64,879.12
 - \$51,802.61 at the attorney's office
 - \$ 231.65 under bankruptcy
 - \$12,844.86 Current delinquencies

Description of Delinquency:

Balances older than July 1, 2006: \$2,299.24
Legal Fees outstanding: \$11,305.00
Late Fees Outstanding: \$9,143.00
Quarterly Dues Outstanding: \$ 41,856.88
Misc charges: 150.00
NSF Fee: 125.00

Aging Breakdown:

| Current Month | 30 | 60 | 90 (+) | Total |
|---------------|----------|-----------|-----------|-----------|
| 1,949.00 | 2,971.00 | 15,796.86 | 44,162.26 | 64,879.12 |

Steve Thomaston made a **motion** to turn over three violations (Urban Promise, Temple and Girardot) to the attorney for a letter to be sent. **Alison Garcia seconded the motion. All members present voted Aye.**

Jim Blache made a **motion** to file liens on Ellis, Dapena and Phillip-Thomas. **Mary Boggs seconded the motion. All members present voted Aye.**

Mary Boggs requested that Caryn Scott make comment adjustments on the delinquency reports and to call “current delinquencies” just delinquencies.

Reports by Committee Chairs:

Finance Committee – Bonnie Burna, Committee Member

The Finance Committee did not have a meeting this month due to a lack of a quorum. The community is still operating within the budget with a surplus of \$58,709.00.

Wow Committee, Bonnie Burna

Bonnie Burna, on behalf of the Women of The Woods is requesting \$1,500.00 for the Margarita Party that WOW will host in September. **Steve Thomaston** made a **motion** to approve the request. **Alison Garcia seconded the motion. All members present voted Aye.**

Recreation –No chairperson at this time

Alison Garcia stated that the 4th of July party is scheduled. She has spoken with the manager at Publix and they are going to continue helping with this project. Alison asked that the 4th of July party be put on the reader board.

Architectural Review Committee –Larry DeCaires, Chairperson

Larry DeCaires stated he had a homeowner submit a request for a new driveway covering. The Board has requested a formal variance request be submitted prior to them voting on the new material. He did state that there is another new member on the ARC Committee.

Streets & Drains –Mike Hersey, Chairperson

The Streets and Drains did not have a meeting this month. Since the Finance Committee did not have a meeting, the curbing estimate will be presented next month. In addition, the bid for cleaning the pond at Winding Creek Lane and Spanish Moss Drive will be submitted to the Finance Committee for approval and then the Board.

The cost is approximately \$5,000.00. We would back charge certain homeowners for their debris.

Rules & Safety –Not present

The Board is very confused in regard to which company the Rules & Safety Committee wants to go with on the gate cameras. Caryn Scott explained that the Rules Committee already voted on their priority list with Certified Security being in the lead. Since there was no Finance meeting this month, the bids have not previously been approved by Finance. Therefore, this will be **tabled** until Finance Committee reviews via email and the vote is forwarded to the Board to approve.

Mary Boggs stated that the Rules and Safety should look into the cost of replacement of the entire gate system and make sure it is budgeted for in the near future.

Steve Thomaston brought up that he received a complaint in regard to the adult swim time at the pool. Caryn Scott did inform the lifeguard company of this issue.

Homeowner's Open Forum

Chuck Newman questioned the condition of the Hodges pond. Jim Blache stated that there is naiad grass growing on the bottom of the pond. They have sprayed it twice and will do so one more time. If it still does not die, they will come in with the airboat to "cut" the grass down. Jim Blache will call Charles Aquatics again to confirm. Chuck Newman asked about dredging the pond and the Board stated that the cost is expensive and permits are required by St. John's Water Management and the City of Jacksonville.

Buddy Pafford stated that the holly trees across the street from the playground are dying and has requested to remove them. The Board agreed.

A homeowner questioned when the Board steps in to take care of lawns. The Board stated they do step in after a point and that the homeowner gets charged \$100.00 for cutting the lawn. Chuck questioned the laws in regard to fining. Caryn Scott stated the allowable charges by law.

Steve Thomaston received a letter from a homeowner in regard to the Hodges fence line. The homeowner was complaining that the roadway was too high and that people driving by can see over their fence. He is going to respond to the homeowner that nothing is going to be done with the fence until Hodges is completed. In addition, Steve stated that we really need to start looking into our options for a new fence or wall.

Buddy Pafford stated we need to start to maintain the grass south of the canal, since the City is not doing it. Jim Blache is going to contact the City because we are not supposed to start maintaining the grass until the City is completed with Hodges.

Jim Blache stated the City is going to start the construction for the roadway between Hodges and San Pablo Road to increase to three lanes.

Steve Thomaston adjourned the meeting.