

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
March 27, 2008 at 7:00 pm
The Woods Clubhouse

Present –Dewey Marshall, Vice President; Mary Boggs, Treasurer; Alison Garcia, Secretary; Dave Czerw, Chairperson Finance Committee; Larry DeCaires, Co-Chairperson Architectural Review Committee; Jim Blache, Streets & Drains Committee; Juan Moreno, Chairperson Rules and Safety Committee; Darrell Giddens, President of Giddens Security; Joshua Potts, Vice President of Giddens Security; Betty Hudson, On-site Supervisor Giddens Security; Dale Jenkins, Rover Giddens Security; Caryn Scott, Property Manager – Marsh Landing Management Company.

Arrived during Committee recommendations:

Steve Thomaston, President; Rich Burna, Director

Establish a Quorum and Call to Order: Vice President Dewey Marshall established that a quorum of the Directors was present and called the meeting to order.

Reading of Minutes from the February 28, 2008: Mary Boggs made a **motion** to approve the minutes with the requested type changes. **Alison Garcia seconded the motion. All members present voted Aye.**

Giddens Security Report – Joshua Potts

Giddens held their bi-monthly training meeting on 3-20-08 to refresh all on site officers of the rules of the community. There were 25 parking tickets issued this month. There have been no major problems with vandalism or car break-ins. The rover patrol has been checking the residence at 12907 Deep Lagoon Place two times per shift. Giddens purchased new radios for more efficient communication between the rover and the guard house. Several garage doors have been found open and homeowners have been contacted. There have been no complaints on this policy. The garage sale policy was discussed and the Board confirmed that it will be an open gate policy. They are not required to log all visitors. The garage sale is scheduled for April 5th, 2008, from 8:00am to 2:00pm. Guards were also notified to let visitors in early if traffic backs up.

Manager’s Report – Caryn Scott, Marsh Landing Management

➤ Property Inspection:

- 51 New violation letters sent
- 34 Second violation notices sent
- 21 Final notices prior to being sent to attorneys
- 87 Removed/compliance
- 4 Need to send to attorney for first violation letter (Board Review)
- 7 Need to start mediation (Board Review)
- 3 Need to send to court (Board Review)

Projects in Progress:

- Delinquency Attached as of 3-27-08- \$29,925.89
 - \$ 25,025.09 at the attorney's office
 - \$ 474.80 under bankruptcy
 - \$ 4,426.00 Current delinquencies
 - New Liens being filed this month: 0
 - Foreclosures Pending: 3

The Board stated that all foreclosures in process be stopped at this point. Steve Thomaston confirmed he has already informed Scott Fallar.

Lien List – **Steve Thomaston** made a **motion** to approve all lien filings as listed in the report provided by the property manager. **Alison Garcia seconded the motion. All members present voted Aye.**

Attorney letter list – **Alison Garcia** made a **motion** to approve all violations on the report provided by the property manager be sent to the attorney to send first letter. **Steve Thomaston seconded the motion. All members present voted Aye.**

Mediation List – **Steve Thomaston** made a **motion** to approve all violations on the report provided by the property manager to begin mediation process. **Alison Garcia seconded the motion. All members present voted Aye.**

Court Filing List – **Steve Thomaston** made a **motion** to approve only one violation (Sharon Rice) on the list provided by the property manager to be sent to the attorney to begin court filing with the State of Florida. **Rich Burna seconded the motion. All members present voted Aye.**

Steve Thomaston stated Caryn Scott should send a certified letter to Penny Crews to set up a face to face meeting to discuss the violations. There are some concerns that Penny Crews may live out of town and may not be aware of the situation. Alison Garcia and Caryn Scott will get together to set up a meeting date and time.

Buddy Pafford – The pool tile repairs have been completed. The pool filter system is being updated with new parts. This will begin 3-28-08 and the cost estimate is not to exceed \$500.00. Dewey Marshall mentioned the drain cover is broken, Buddy stated he was aware of it and they have already purchased the new cover and will repair prior to the pool opening on 4-26-08.

Reports by Committee Chairs:

Finance Committee – Dave Czerw, Chairperson

The Finance Committee recommends:

1. A written summary of indebtedness of the Geisler Property be provided to Board and Finance Committee.
2. If any other Woods properties are in foreclosure process initiated by the Woods that we stop foreclosure process and do not take ownership title to any further

properties until the Geisler Property is resolved and cost benefit analysis is complete.

3. The Woods expend the absolute minimum funds necessary on the Geisler property and that the property is disposed of as quickly as possible. Also, that detailed records of expenditures on the property be maintained for a cost benefit analysis.
4. That an inquiry be made with our attorney and insurance agent as to the necessity for the Woods to purchase fire and general liability (GL) insurance on the Geisler Property. Caryn Scott stated that she did contact McNeil, Garrison and Fletcher Insurance about an estimate for insuring the property or possibly adding it as a rider to our current policy.

Steve Thomaston seconded the four recommendations made by the Finance Committee as listed above. **All members present voted Aye.**

Mary Boggs requested that if we chose to file foreclosures that we have our attorney research the amount of monies due prior to beginning our process.

Alison Garcia explained that we are not the first in the liens to be paid out if 12907 Deep Lagoon is sold. There was an additional lien filed by the mortgage company for administrative fees (which includes insurance payments on the property) in the amount of \$100K. At this point, we are going to try to contact the bank to see if we can deed over the title back to them. Scott Fallar is still waiting for communications back from the bank with the hope of deeding the title back to them or establishing a short sale on the property. At this point we are not going to try to sell the home, we are just going to place it on hold until we hear from the mortgage company. Scott Fallar stated we are not to pay the taxes on the property. Steve Thomaston recommended that Buddy and Tommy maintain the exterior of the home in order to keep it within compliance.

Dave Czerw stated the budget committee has been established to work on the 2009 budget process. Rich Burna asked if we plan to have another reserve study done this year. Dave stated normally this is done every 5 years. Rich stated he thought it should be every two years. Dave stated he would look into it.

Recreation – Kelly Hulihan, Chairperson (not present)

Dewey Marshall confirmed that Patricia “Cotton Tail” was here at the Easter Egg Hunt in a bunny rabbit costume and a lot of photos were taken. It was a great turn out.

Architectural Review Committee –Larry DeCaires, Co-Chairperson

No items to present at this time.

Streets & Drains – Jim Blache, Chairperson

RCMG submitted to the city their general contractor’s recommendation on how to repair the west bridge. The alternatives were:

- (a) Repair the existing aprons
- (b) Replace the aprons completely with new ones
- (c) Rebuild retaining walls as per the original drawings on both sides of the canal

(d) Install box culverts and remove the existing bridge completely (approximate cost 1 million dollars)

The question was asked if we as a community have a say in the selected repair project and that question is being looked into. Jim stated he also asked RCMG to provide The Woods with a copy of the recommendations with costs. A possibility exists, however small, that we might be able to upgrade the chosen repair by offering some sort of payment to the city.

Completion of this project is estimated by the end of June. Jim Blache will contact our Representative to assist on our behalf.

Jim stated that the Committee is looking into additional swale work on Rabbit Run Lane. This was not originally done by Bold City Irrigation. Jim also stated they are looking into concrete repairs on the nature trail. Edison Russell requested Jim look at the east bridge approach for repairs needed.

Rules & Safety – Juan Moreno, Chairperson

Juan Moreno stated the Rules & Safety Committee **recommends** the Board hold off on hiring JSO during the spring break. Depending on how spring break progresses; we will revisit hiring JSO in the summer months.

The Committee is looking at a new entry gate software system. The Committee will be voting on it at our next meeting.

Alison Garcia requested that Juan contact the police in order to address Mark Treglio request. Steve Thomaston stated he would contact Mark about the police being requested for his area.

The Rules and Safety Committee is **recommending** the Board approve the amended post orders. **Rich Burna** made a **motion** to approve the amended post orders as presented. **Steve Thomaston seconded the motion. Steve Thomaston, Rich Burna, Dewey Marshall and Mary Boggs voted Aye. Alison Garcia abstained. Motion passed.**

Covenants & WOW – Lori Abramson, Chairperson and President of WOW (not present)

No updates at this time. Steve Thomaston is going to contact Lori Abramson to get a copy of the amended Covenants and By Laws for review. Mary Boggs stated that Caryn Scott should type the corrections.

Citizens Planning Advisory Committee (CPAC) – Dewey Marshall

No reports at this time that would be of interest to our community.

Other:

1. *Shed requests.*

Steve Thomaston made a **motion** to deny the shed requests for two homeowners on Tall Cypress Court who requested sheds that exceeded the height restrictions. **Alison Garcia seconded the motion. All members present voted Aye.**

2. *Non Profit – request for clubhouse*

Steve Thomaston made a **motion** to approve the request from Lisa Myers for her Girl Scout troop to use the clubhouse one Sunday per month (from August 15th, 2008 to June 1, 2009); with the stipulation that any clubhouse rentals hold priority. **Alison Garcia seconded the motion. All members present voted Aye.**

We have received a certified letter from a homeowner that lives at Indian Springs and his back yard sits at the end of Firethorn Lane. The homeowner is requesting we replace the fence. We are unable to determine who the fence belongs to. The fence is in need of replacement. Buddy is going to get pricing on the cost to replace the fence panels and posts. Steve Thomaston offered to split the expense with him. The homeowner did not seem receptive to the idea. We are going to get the estimate and then let him know.

Homeowner's Open Forum

No discussion.

Steve Thomaston adjourned the meeting.