

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
September 25, 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; Jim Blache, Chairperson Streets and Drains Committee; Larry DeCaires, Chairperson ARC Committee; Charles Butts, Giddens Security; Betty Hudson, 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 August 28, 2008: Alison Garcia made a motion to approve the minutes. Richard Burna seconded the motion. All members present voted Aye.

Giddens Security Report – Betty Hudson

There were 38 tickets given and two tows this month. There was a burglary attempt at The Woods Drive W. The homeowner saw a man looking into his window and called JSO. JSO did have K9 units on site, but were unable to find the perpetrator.

Steve Thomaston asked that the rover keep a close eye on street parking. He has directed Buddy to order mini blinds for the new windows that were installed at the guard gates.

Manager’s Report – Caryn Scott, Marsh Landing Management

➤ Property inspection:

- 62 new violation letters sent
- 28 second violation notices sent
- 7 Final notices prior to being sent to attorneys
- 38 removed/compliance
- 1 Need to send to attorney for letter
- 1 Need to start mediation (Board Review)
- 0 Need to start court filings

➤ Delinquency Attached as of 9-25-08- \$48,145.43

- \$30,917.10 at the attorney’s office
- \$ 1,350.54 under bankruptcy
- \$15,877.79 Current delinquencies
- New Liens being filed this month: 0
- Foreclosures on hold: 2
- Total amount of Legal Fees - \$13,534.10

Steve Thomaston questioned if MLMC had changed their forms to comply with the Fair Housing Act. Also, if the procedure of applying payments when there are legal fees outstanding needs to be revised. Caryn Scott stated that MLMC is still working on this process. Mr. Schwartz contacted a lawyer in regard to our collection proceedings. Scott Fallar, our attorney, is looking into the laws and will respond to the homeowners' attorney. Mr. Schwartz is also stating the reason the tree on the side of the house has not been removed is due to an owl family being spotted in the tree in previous years. At this point we are not going forward with this until the other legal matter with Mr. Schwartz is resolved.

Rich Burna made a **motion** to not send 12959 Spiceberry Drive to the attorney since it is already under foreclosure by their bank. **Mary Boggs seconded the motion. Rich Burna, Mary Boggs and Dewey Marshall voted Aye. Alison Garcia and Steve Thomaston voted Nay. Motion Passed.**

Steve Thomaston made a **motion** to send 2038 Bent Pine Court to the attorney to begin mediation. **Alison Garcia seconded the motion. All members present voted Aye.**

Rich Burna voiced his concerns about the amount of legal fees we are spending in order to get our homeowners to comply. The outstanding legal fees make up 30% of our delinquency.

Steve Thomaston requested that a workshop be held to go over new procedures for collecting the outstanding funds due. Caryn Scott will speak to Steve Loveland with MLMC in regard to this.

Reports by Committee Chairs:

Finance Committee – Dave Czerw, Chairperson

Dave Czerw stated that we are still operating within the budget with a surplus of \$57,699.00.

Finance Committee **recommends** to the Board the purchase of a 14 month \$100,000 CD with an APY of 4.25 % from Regions Bank. **Steve Thomaston** made a **motion** to approve the recommendation as listed above. **Mary Boggs seconded the motion. All members present voted Aye.**

Recreation – Kelly Hulihan, Chairperson (not present)

Alison Garcia reported for the Recreation Committee. There will be a Halloween Costume Contest on October 31st at 5:30 at the clubhouse. Steve & Kathy Thomaston and Dewey Marshall will judge the contest.

Architectural Review Committee –Larry DeCaires, Chairperson

Steve Thomaston stated that Larry DeCaires is now going to be the sole Chairperson of the ARC Committee.

Streets & Drains – Jim Blache, Chairperson

Jim Blache stated the revised storm water fee invoices will be sent out from the City by the end of September. Any person who paid the original fees will have a credit on their next bill. The Streets & Drains are still getting bids on having an engineer come out to give us an assessment on our roads. There are three areas of the road that we are also getting bids on that need repair work; two due to the storm drain under the road leaking and/or collapsing. There is also a draining issue on The Woods Drive E that the engineers need to figure out how to repair. The asphalt will be repaired at the west bridge.

Steve Thomaston stated he still has concerns about signing the agreement with the City for The Woods Community to take over maintenance of the Sandalwood Canal. Jim Blache stated we are not close to that time, and that he agrees there is a lot more that needs to be completed prior to signing any agreement. However, Jim Blache stated that the City will continue to be responsible for all maintenance in the areas of the weirs.

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

Dewey Marshall reported that the Rules & Safety Committee is reviewing our current rules and regulations. They should have those completed to submit to the Board at the next Board meeting.

Covenants & Bylaws Revision Committee

Steve Thomaston reported that he is still working on getting the Covenants and By Laws revisions submitted for voting. This will not be completed by the Annual Meeting.

WOW

Book and Bake Sale is this Saturday from 9:00 to 5:00.

Citizens Planning Advisory Committee (CPAC) – Dewey Marshall

Dewey Marshall stated he sent out an email in regard to the school board having a meeting in regard to changing the boundaries of the school system to even out the number of students in each school. There is also a meeting for community input in regard to the five year plan. The National Crime Stop program was very informative. The turn out was not as large as expected, but it turned out to be a great seminar.

Other:

Buddy Pafford stated that there is a tall pine tree on the side of Hodges Blvd that needs to be removed. The bid is for \$450.00. Steve Thomaston approved the work.

Steve Thomaston stated that The Woods Community will be holding a Christmas Party for all committee volunteers at Dave & Busters on December 10th at 7:00pm. All committee chairpersons need to submit to Steve a list of all active members who have volunteered this past year.

Steve Thomaston stated we need to hire a webmaster to maintain our website. All members agreed.

Steve Thomaston stated he is researching the right of way policies in regard to who is responsible for maintaining these areas.

Dewey Marshall stated that we need to look into the current contracts expiring this year. The Management Company, the Security Company and the Lake Company all have contracts expiring on 12-31-2008. Dewey Marshall will speak to the Rules Committee to see if they want to rebid the contract. Steve Thomaston will speak to Marsh Landing Management in regard to any increase that may occur with the renewal. Jim Blache will contact Charles Aquatics about their renewal and any price increases.

Homeowner's Open Forum

Richard Hansen requested to be able to park his FEDEX van (not registered as a commercial vehicle) at the Atlantic Gate permanently. **Rich Burna** made a **motion** to allow Richard Hansen to park his FEDEX van at the Atlantic Gate. **Alison Garcia** **seconded the motion. All members present voted Aye.**

Steve Thomaston adjourned the meeting.