

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
August 30th, 2007 at 7:00 pm
The Woods Clubhouse

Present – Dewey Marshall, President; Rich Burna, Vice President; Mary Boggs, Treasurer; Gail Wilson, Secretary; Beth Pabst, Director; Juan Moreno, Chairperson Rules and Safety; Dave Czerw, Chairperson Finance Committee; Nancy Mull, ARC Chairperson; Alison Garcia, Recreation Chairperson; Darrell Giddens, Giddens Security; Captain Jason Williams, Supervisor Giddens Security; Lance Norman, Security Guard Giddens Security; Steve Loveland, President Marsh Landing Management Company; and Wendy Raymond, Property Manager (filling in for Caryn Scott)– Marsh Landing Management Company.

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

Reading of Minutes from the July 31, 2007: Gail Wilson made a motion to approve the minutes as presented. Dewey Marshall seconded the motion. All members present voted Aye.

President’s Report (Dewey Marshall):

School is back in session and Dewey emphasized the importance of using extra caution on the roadways to prevent any injuries/accidents.

The pool gate must remain locked at all times; leaving it open is a violation of the law. We do not want any small children to end up in the pool area. He asked for help from the Community in making sure that it is always closed.

The “Welcome Home” sign that was at the Hodges entrance is missing; please come forward if you have any information or see any vandalism in the Community.

A lot of lawns are in bad condition. It is more cost effective to water than to install sod.

Buddy and Tommy spend at least 2 hours each morning picking up our trash on property. This is of great concern and it is just more money that has to be spent on property upkeep.

The ponds are still of concern as the weather is hot. There is not much more we can do at this point. Our ponds are essentially swamps and that makes it challenging to keep them in pristine condition. We need to be sure not to put litter in the ponds; this has been an ongoing issue.

Many garages are being left open late at night. This invites “no good.” Please keep garage doors closed. Vehicles should also be kept locked and it is important that nothing can be seen when someone looks into the vehicle.

We are still in hot pursuit with Aladdin. Depositions are to take place in October; the attorney’s office keeps changing the deposition dates. We are hoping in the end that we can recoup our fees.

Giddens Security Report – (Jason Williams):

Jason spoke with a homeowner who reported that her vehicle had been broken into at The Woods and a gun was stolen out of it. Jason emphasized the importance of being careful and securing all possessions at all times.

There has been a decrease in the reports of vandalism but Giddens is continuing to monitor.

For August, the Rover:

- Issued 53 tickets
- Responded to or notified JSO on 3 occasions
- Staked out on numerous occasions.
- Located person who hit a mailbox and fled the scene
- Asked people to leave the Community and playground area

For August, the Security Guards:

- Reported 2 unlawful motorcycle riders – reiterated that decal is needed at The Woods
- Stopped unlawful entries
- Helped assist resident with oxygen

Giddens has been mixing up the Rover schedule and Capt. Williams has been personally patrolling the Community. Extra rover service has also been provided. Jason indicated that Giddens has provided extra services not in the contract and stressed how much Giddens cares about The Woods Community.

A question from a homeowner was posed about what can be done if a resident catches someone “in the act” of vandalism as often times the vandal will flee by the time JSO arrives. Giddens said it is best to act as a deterrent and a resident can defend their property if someone is one it (i.e. hold a kid down, etc.)

Manager’s Report – Wendy, Marsh Landing Management

- Property inspection:
 - 97 new violation letters sent
 - 22 second violation notices sent
 - 21 Final notices prior to being sent to attorneys.
 - 41 removed/compliance
 - 1 Sent to the attorney
 - 21 potential to the attorney – awaiting review by Caryn Scott next week

Projects in Progress:

- Delinquency Attached as of 8-30-07 -- \$43,235.69 total
 - \$24,773.49 at the attorney’s office
 - \$591.81 under bankruptcy
 - \$17,870.39 Current delinquencies
 - New Liens filed this month: 0
 - Foreclosures Pending: 4

Other Items:

- Light pole at Hodges entrance damaged by resident has been repaired. A claim was filed with the homeowner's insurance company. A check for \$1650.00 was received which is the total amount owed to Barkoskie Electric for the repair. Barkoskie has been paid.
- Clubhouse A/C unit was replaced 8/6/07.
- All security cameras have been replaced and the security system is now functional.
- All secured gates are functional (tennis courts, pool, pool bathrooms).
- Additional reader cards had to be purchased to restore functionality at certain access points. Dave from Coastal Lock has submitted an invoice for \$321.00 which I have sent to the Insurance Adjuster. This was the final invoice to be sent to the insurance company to complete our claim.

Dewey also added that Code Enforcement has been called in regards to several vehicles with no tags, expired tags, etc.

Jan Miller posed a question about lawn violations. Why are we sending letters about lawns right now when we know that now is not a good time to install sod? She received a call from a homeowner about this. Dewey asked how the lawn got in that condition in the first place. Mary Boggs stated that if we wait to send letters then there will be another excuse when September rolls around. Jan disagreed. Gail said that residents should call the Office and let the Property Manager know of their plans to correct and when they plan to do so so that it can be documented.

Jim Szerba spoke about chinch bugs and sod worms as they are prevalent right now. He indicated that chinch bugs get under the grass and will destroy it whereas sod worms will not destroy the grass if treated properly as they do not get into the roots.

Reports by Committee Chairs:

Recreation – Alison Garcia

Fall Festival – Organizing for Saturday, November 3rd from 3-5:30 PM. In the process of getting cost estimates to present to the Finance Committee/Board of Directors for approval. Will keep in line with budget. They would like to have pony rides, a train ride, and obstacle course, and other “carnival games” for kids. They will be finalizing the budget shortly and working on getting volunteers.

Tennis Court Lifts – Working on getting written proposal from Lee Brock of Premiere Tennis. He agreed (verbally) to do the tennis court lifts for the same price as quoted in his proposal dated March 9th, 2005. That price was \$9600.00 for 2 courts. As soon as the written proposal is obtained, it will be presented to the Board (the Finance Committee has already approved).

Halloween Party – Hoping to have a small Halloween Costume Contest on October 31st, 2007 from 5-5:30 PM. It will be hosted by Ann Bittinger. She did this last year and it was a great success. It will be 3 non-partial judges who will choose the winners in each age group. Small gifts for all kids will be given and trophies to the costume winners. They are planning on 100 kids based on last year's turn out. The cost will not exceed \$200.

Jan Miller asked about swim team expenses. Mary Boggs and Alison responded that \$0 was spent this year and a profit was made. Next year no major expenses are anticipated.

Architectural Review Committee – Nancy Mull

Atlantic Gate – landscaping bids have been received but have been too high. The thought is that color is needed and this should be relatively low cost. Nancy welcomes suggestions from Jan Miller and Steve Thomaston who agreed to do research after the last Board Meeting. Jan and Steve both said that they are working on it. Rich Burna then expressed concern about the guard shack roof and overall appearance of the building and pool pump. He wants to make sure we address those issues before doing any landscaping.

Dewey Marshall made a motion to have Buddy and Tommy pressure wash the building and pump house before landscaping is done. **Gail Wilson seconded the motion. All members present voted Aye.**

It was decided the WOW will take care of the landscaping (planting, etc.) and The Woods will be responsible for the ongoing maintenance of it.

Steve Thomaston offered to donate funds to the project. Nancy Mill expressed concern about a homeowner donating fund. Discussion followed and **Rich Burna made a motion** to approve \$500 expenditure from code 901 to improve landscaping. **Beth Pabst seconded the motion. Rich Burna, Beth Pabst, Gail Wilson and Mary Boggs voted Aye. Dewey Marshall abstained from voting.**

Nancy Mull inquired about 13055 Loblolly Lane North. She knows they have been asked to re-paint. Nancy suggested asking them to paint one side or just a portion since they just painted it last year. Dewey disagreed and said it needs another coat of paint all around.

Jan Miller asked if once the Hodges widening starts and Connors won't be taking care of that area, will Connors cut their rate?? Dewey stated that the contract will be reviewed by year-end and it will be addressed.

Finance Committee – Dave Czerw

We are operating within budget. August 20th, 2008 budget draft has been submitted to the Board.

A special budget meeting will be coordinated for September. Dewey will look at his schedule and establish some potential dates for the meeting.

Streets and Drains submitted a request to repair a swale. The total cost would be \$1930. The Finance Committee recommends approving this under line item 915.

Rich Burna asked about a projector for the Budget Meeting to present the spreadsheets. Frank Hurff offered to loan his out free of charge for the meeting.

Streets & Drains – Jim Blache (not present)

Dewey Marshall presented updates.

Fish will be put in the ponds in late October/early November when it is cooler or else they will die. Grass eating carp will be placed in the ponds. 80% survival of the fish is expected.

Wiregrass and Spanish Moss residents have complaints about their pond. Dewey examined and there is a definite issue with trash and grass clipping in that pond. Additionally, there isn't access. A homeowner has granted access but we don't want to rely on that. Dewey contacted St. Johns River Management and they said it is wetlands which means nothing can be done.

Discussion followed about the easement and Steve Thomaston recommended calling an attorney to draw up a letter to have control of the easement turned over to The Woods Community.

Steve Thomaston brought up the continued issue of algae, replenishment of fish, etc. He recommended looking more closely at dredging the lakes so we can eliminate future problems. Dewey responded that a "band aid" is to put a blue chemical in the ponds so sunlight will not penetrate and added that when dredging, the contaminated waste needs to be properly disposed of so that we are in compliance with the law.

Rules & Safety – Juan Moreno

Vandalism has subsided. Kids that were committing the vandalism have been identified and Dewey spoke to their parents.

At the SHADCO meeting it was mentioned that car burglaries happen more than car thefts and home invasions have risen. Burglaries are also an issue in the immediate area. This area is underreported and we need to make sure we are calling JSO and reporting issues.

Three security companies have been interviewed – First Coast Security, Guardsmark, and Allied Barton. The companies and their proposals will be discussed at the next Rules and Safety Meeting and Giddens will also be at the meeting to present their proposal.

Statistics are up in terms of residents being rude at the gates.

A security camera is in place at the entrance to the pool and tennis courts. It is being monitored to see if there is enough light at night to see the area. Juan would eventually like for the Security Guards to have internet access so they can monitor the cameras.

Dewey Marshall mentioned that the camera that overlooks the pool has been adjusted for better viewing.

Covenants & WOW – Lori Abramson

- Margarita Party – September 7th at 7:00 PM with DJ, 2 margarita machines, and a fajita bar
- \$300 in additional Christmas decorations for the guard shacks were ordered and received
- The Woods Community Garage Sale – October 6th, 2007

The WOW is looking for Margarita Party decorations if anybody has any to offer.

Other:

1. *Trane offering extended warranty on A/C unit. Rich Burna made a motion to accept. Gail Wilson seconded the motion. All members present voted Aye.*
2. *Purchase of 60" round tables for Clubhouse – 5 needed - \$824.95 (plus tax and any shipping charges) – Deferred as Board would like cost of plastic tables instead of wood. Property Manager to obtain info and e-mail to Board for vote on-line. Dave Czerw said when approved it should come under line item 920.*
3. *Swale Repair 2316 Woods Drive W. - \$1930.00 – Dewey Marshall made a motion to approve. Rich Burna seconded the motion. All members present voted Aye.*

4. *Resident Violations discussed:*

- 2522 Beautyberry Cir. E. (Nisenson) – lawn needs maintenance – mowing and brown/bare spots (house empty and for sale); first notice sent 10/25/06, 2nd notice sent 3/8/07, and final notice sent 6/22/07. **Gail Wilson** made a **motion to take pictures, send to the attorney and have the lawn mowed. Rich Burna seconded the motion. All other members present voted Aye.**
 - 13042 Fringetree Dr. E. (Higgins) – lawn overgrown and weeds; first notice sent 5/3/07, 2nd notice sent 6/22/07, and final notice sent 7/18/07. **Gail Wilson** made a **motion to take pictures and send to the attorney. Mary Boggs seconded the motion. All other members present voted Aye.**
 - 13018 Fringetree Dr. E. (Crews) – lawn needs maintenance (weeds, mowing, edging); first notice sent 3/28/07, 2nd notice sent 5/3/07, and final notice sent 7/18/07. **Gail Wilson** made a **motion to take pictures and send to the attorney. Mary Boggs seconded the motion. All other members present voted Aye.**
5. *Removal of 3 pine trees on Common Property \$500.00* – **Gail Wilson** made a **motion to remove pine trees. Rich Burna seconded the motion. All other members present voted Aye.**

Juan Moreno expressed a concern about the main circuit at the Clubhouse not being grounded and that we are leaving ourselves open for damage if lightening hits again. Discussion followed and it was stated that the main circuit is grounded.

Homeowner's Open Forum

Steve Thomaston expressed concerns about overall condition of Atlantic guard shack.

Steve Thomaston stated that it seems as though the lighting at night at the Hodges entrance is very dim. Property Manager will discuss with Buddy.

Frank Hurff spoke about horrible condition of pond by his home. Bob Johnson from Lakeside treated it and he told Mr. Hurff that he is afraid to raise prices which would enable him to treat more frequently and purchase more chemicals. Mr. Hurff suggested that we bring in an independent expert to give an opinion on our ponds and see what it would cost to rectify all of our pond issues.

Lori Abramson mentioned that an independent garage sale in The Woods is being advertised for the weekend. An open gate policy is prohibited for a garage sale.

Dewey Marshall adjourned the meeting.