

UNAPPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
February 22, 2007 at 7:00 pm
The Woods Clubhouse

Present – Dewey Marshall, President; Rich Burna, Vice President; Mary Boggs, Treasurer; Gail Wilson, Secretary; Elizabeth Bagi-Pabst, Director; Caryn Scott, Property Manager, Steve Loveland; owner – Marsh Landing Management Company.

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

Reading of Minutes from the January 25, 2007: Gail Wilson made a motion to approve the minutes. Mary Boggs seconded the motion. All members present voted Aye.

President’s Reports –Dewey Marshall spoke about his concerns with how some homeowners are driving through the community at high speeds and not obeying stop signs. He asked that all homeowners drive with more caution. Discussed the gate system and how it works and that the majority of the gate issues are due to tailgating, and trying to get through the gate before it closes. He discussed persons using the back side of blockbusters and building “bridges” over the canal in order to access the properties on Tall Tree Drive. He stated that at some point we should look into having the homeowners/HOA install 8 foot fences along this area to prevent this from occurring. Jack Hicks resigned as the community webmaster. Mark Treglio is going to take over this position for the Woods. Atlantic gate sign should be completed within 4 weeks.

Marsh Landing Management has been asked to extend our management contract through the end of the year so that all contracts at the Woods would expire at year end.

Giddens Security Report: Luis asked that homeowners continue calling ahead visitors. The gate at Hodges was down for about a week but is now working fine. Wanda (rover) requested flood lights be fixed at the side of the maintenance shop and possibly install flood lights behind the pool house. Also, the Board recommended that all homeowners participate in the decal program so that when the gates are down, homeowners can get into the property without delay.

Manager’s Report – Caryn Scott, Marsh Landing

Projects Completed:

- Property inspection:
 - 23 new violation letters sent for
 - 4 second violation notices sent
 - 7 Certified final notices prior to being sent to attorneys.
 - 12 removed/compliance
 - 1 Sent to the attorney

Projects in Progress:

- Delinquency Attached as of 2-22-07 \$32,714.28 total
 - \$16,217.05 at the attorney's office
 - \$ 1393.23 under bankruptcy
 - \$15,104.00 Current delinquencies
 - New Liens filed this month: 0
 - Foreclosures Pending: 5

Reports by Committee Chairs:

Building & Recreation – Alison Garcia

Tennis courts – Roger Bennett spoke about the condition of the tennis courts. The front two tennis courts were fixed about 10 years ago, but 4 tennis courts need work. The lines are coming up due to the clay surface being worn down over the years. We need to install new material (1 inch) to build up the courts and replace all the lines (481 feet of lines per court). The lines are currently a hazard. The cost back in 2005 was about \$4,800 per court. This was to install only 1/8 inch. The Board requested that Building & Recreation Committee get bids for this recommended work and submit to the Finance prior to bringing it back to the Board for approval.

Elite Amenities – contract for the pool lifeguards. This needs to be presented to the Finance Committee before the Board approves. Alison will submit this to finance and resubmit to the board at the March meeting.

Pool Furniture – the bid is for \$1907.80. The Board requested that Alison take this to the Finance Committee to approve prior to submitting to the board for approval.

Lining of the soccer field – One of the homeowner's coaches will line the soccer field at no charge to the Woods. Building & recreation recommends that we allow them to install the lines full court. **Gail Wilson** made a **motion** to approve the recommendation. **Elizabeth Bagi-Pabst seconded to motion. All members present voted Aye.**

Easter Egg Hunt – scheduled for Saturday, April 7th between 4:00 pm and 6:00 pm. The recreation Committee is going to try to get donations from Publix and other surrounding companies for snacks and drinks. We need to contact the homeowner that is renting the clubhouse on the 7th to confirm this will not create a problem for them. The swim team will not be using the Woods pool this year.

Architectural Review Committee – Nancy Mull

The ARC recommends Spectrum Signs & Graphics to install the sign at the Atlantic Wall at a cost of \$3,374.00. **Gail Wilson** made a **motion** to approve the sign recommendation. **Mary Boggs seconded the motion. All members present vote Aye.**

Finance Committee – Dave Czerw (not present)

Streets & Drains – Jim Blache

All items on the agenda (tree removal, sidewalk replacement and swale work) have been tabled until Jim Blache is able to present the recommendations. Dewey Marshall did state that the Woods cannot remove trees from the common area without reason. He also stated that 6 of the trees are hardwood trees.

Woodsette – Jan Miller (not present)

Covenants & WOW – Lori Abramson (not present)

Rules & Safety – Juan Moreno

Decal Expiration mail out – The Rules & Safety recommends that the HOA mail out 2 new expiration stickers to all homeowners. No member of the Board made a motion to approve this item. No vote.

The Rules & Safety Committee recommends allowing vendors to purchase decals once a year for \$25.00 with any additional stickers at \$5.00 each up to 7. No member of the Board made a motion to approve this item. No Vote.

Hump at the resident's gate - The Rules & Safety recommends that we install a hump at both residents gate entry in order to slow incoming homeowner traffic so that tailgating will be prevented. No member of the Board made a motion to approve this item. No vote.

Lights at the Community Center – The committee recommends that we install the new lights as proposed on the bid from Barkoskie Electric for \$15,725.00. **Mary Boggs** made a **motion** to approve the recommendation for Barkoskie Electric. **Gail Wilson** **seconded the motion. All members present voted Aye.**

Other:

Vacation and Personal Leave – Employee Handbook – The personal leave and vacation time is currently listed as accrued. The Board of Directors has requested that Marsh Landing re-write the employee handbook and submit to the Board for review to vote upon at the next regular board meeting.

Mertz – Lawn care – **Gail Wilson** made a **motion** to contact Scott Fallar to start the mediation/arbitration on this violation. **Dewey Marshall seconded the motion. All members present voted Aye.**

Edward Lato request – **Elizabeth Bagi-Pabst** made a **motion** to pay for the damages in the amount of \$527.83 since the guard stopped the homeowner while he was entering. **Rich Burna seconded the motion. All members present voted Aye.**

Greg Temple- **Rich Burna** made a **motion** to pay for the damages in the amount of \$326.89 for the damage to his vehicle caused by the gate arm. **Mary Boggs seconded the motion. All members present voted Aye.**

Driveway Repair – 12969 Fallen Tree Drive – Homeowner requested to have the driveway fixed when the house sells. Dewey Marshall will speak with Scott Fallar in regard to drafting a letter stating that the driveway must be repaired as a condition of the sale of the home or within 6 months, whichever is less.

Homeowner’s Open Forum

No comments from the homeowners.

Dewey Marshall adjourned the meeting.