

APPROVED –Minutes  
Board of Directors Meeting  
The Woods Community Association, Inc.  
January 26, 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– 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.

**Richard Clark, Councilman** – Mr. Clark spoke in regard to the Hodges widening project. Mr. Clark informed us that the Hodges project is out for bid at this time. This area currently has 12% of the City’s total road improvement budget. He expects the road construction to begin this fall. The project will take approximately 12-18 months but he expects the project will not be completed until the end of 2008. Landscaping will be updated along the west side of Hodges. This area will be heavily landscaped. Once landscaped, the Woods would maintain the area going forward. The Hodges sidewalk will be no more than 10-12 feet from the fence perimeter and the sidewalk will be 8 feet off the roadway. The Hodges gate will not be closed by the City of Jacksonville. There will be no additions added to the area in front of our gate, other than resurfacing the road. The timing of the Atlantic light will be adjusted so that it can handle the additional traffic going through this area. The deceleration lane will be removed. There is not enough room with the location of our ponds to keep a deceleration lane. He stated that the Woods would have to reengineer the ponds. The deceleration lane we currently have was never intended to be used as a deceleration lane in the long run. The engineers believe that the deceleration lane will not be required once the Hodges is built out to capacity. Rich Burna expressed concerns about the amount of room from the gate to the Hodges road – concerns that if 4 cars are on the guest gate this will block Hodges if we don’t have a deceleration lane. Bentwater subdivision will be having a traffic light installed at Hodges.

The sandalwood canal will be cleaned out concurrently with the Hodges project. The sandalwood canal is on the top of the list for improvement which will cost 3.1 million dollars. The majority of these funds will be for repairs and cleaning of the canal on the east side of Hodges Blvd. The canal will be cleaned out and trees that are on the banks will be removed (bank is very soft soil and not very stable). The city will build several earthen dams to slow the water flow through the canal. They will be building a 50 acre pond on the Beazer property which will help with the water flow. Once the canal is cleaned then the homeowners who live on the canal will be given property rights to their section of the canal and will be responsible for maintaining the canal. It is currently an easement at this time. Mr. Clark confirmed that no service roads will be built along the canal. The canal on the east side of Hodges Blvd. will have a full bulkhead built due to current deterioration. Rich Burna questioned whether the City would assist in the back filling under the aprons at the bridges. Jim Blache stated that the erosion of the bridges is not due to the water in the canal, but due to the run off from the roadways at the bridges.

Rich Burna and Mary Boggs requested that a civil engineer come to the property to confirm the cause of the erosion and to see if the City will assist in the repair. Jan Miller suggested that we 'go in' with the City on the same contract so that we may get a lower rate since they are already going to be doing work on the canal.

Patton Park- the City will be building a skateboard park and opening 4 more fields for football, baseball and soccer. Permits with St John's Water Company have been completed so that additional fields can now be opened.

**Reading of Minutes from the November 30, 2006: Gail Wilson made** a motion to approve the minutes with minor corrections as Mary Boggs stated; changing "larger pole" to "sturdier pole", adjust Mary Boggs motion that all projects should come to the Board for approval prior to being started, not completed, and one grammar correction. **Mary Boggs seconded the motion. All members present voted Aye.**

**President's Reports** – Approximately 6 weeks ago we met with the lawyer in regard to the Aladdin suit. When the contract was made with Aladdin, they did not have a valid license. Our lawyer is going to try to get the courts to dismiss the suit and have Aladdin pay our attorney's fees. What we have paid Aladdin is all they are going to receive from the Woods.

The Florida Department of Transportation will be changing the Atlantic exits lanes from current: left lane is left lane turn only and right lane is right turn and straight across; to the left lane being straight and left turn and the right lane being right turn only, to match the exit at Lowe's. CPAK has agreed to make the changes. This will occur within a 6 to 8 week period.

Currently a lot of lawns in the Woods have been overrun with weeds. The Board has agreed to allow homeowners until March to solve this issue. The Board has directed Caryn Scott to not send any additional lawn letters at this point. Unless letters have been sent out in previous months and it is an ongoing issue.

There was a child shot in the park with a BB gun. The police were contacted and after the investigation it was found that it was not a BB but a soft foam gun. There are NO GUNS of any kind allowed in the Woods. But, due to the nature of this particular incident the police did not make any arrests.

JSO has been on site in unmarked cars due to the amount of vandalism. We have had several incidents of vandalism including graffiti, lighting items on fire, and throwing benches in the ponds. JSO has agreed to increased patrols. JSO has been directed that should vandalism occur that The Woods Community wants to prosecute to the full extent of the law. Community Center closes at 10:00pm. There are signs that state this area closes at 10:00pm. Trespassing warrants will be issued if anyone is caught at the community center after closing time. Our cameras are in place and working at this time. Curfew law (which The Woods Community is the same as the City of Jacksonville) is 11:00pm for children under 18.

Bridges – no work has been done on the bridges to repair the erosion issues for a long period of time. This is a problem due to the construction of the bridge. We are unsure how much time we have before the work must be completed; it depends on the amount of rain that we get which will contribute to additional erosion. We are still getting bids and estimates and working with the City on the work that needs to be done.

The gator lawn ornament that was stolen has been returned. Due to the “keen eye” of neighbors, the police were able to track the owner of the vehicle and get the gator back.

**Giddens Security Report:** Darrell Giddens announced our new supervisor, Luis Delacruz. He will be working at the Atlantic gate Monday through Friday 7:00am – 3:00pm. Mr. Delacruz spoke and stated all comments are welcome. He addressed the open gate policy, and stated The Woods Community does not allow an open gate policy. Please supply a list to the Atlantic gate for any large gatherings. You may call one gate and the gates will communicate the upcoming guest list between one another. Concerns were discussed about guests being let in without a call ahead. Luis stated this has been addressed and should not occur again. Vendors have a tendency to give one address and then visit several different addresses. This is not policy and if this occurs we should be made aware of it. When a homeowner calls ahead a visitor for the next day, the pre-authorization list is passed on to the next shift. A homeowner made a comment that Annie Williams at the Hodges gate does a great job. Jan Miller requested a sign that the resident’s lane goes first. Dewey Marshall confirmed that Caryn Scott can order a new sign.

### **Property Manager’s Report –*Caryn Scott***

#### Projects Completed:

- Purchased excess hard drive for the camera system
- Installed auto lock at the gate at community center
- Buddy & Tommy installed new nets and painted the goal posts
- Property inspection:
  - December
    - 13 new violation letters sent
    - 8 second violation notices sent
    - 4 Certified final notices prior to being sent to attorneys.
    - 32 removed/compliance
    - 11 Sent to the attorney
  - January
    - 46 new violation letters sent
    - 8 second violation notices sent
    - 18 Certified final notices prior to being sent to attorneys.
    - 36 removed/compliance
    - 2 Sent to the attorney

#### Projects in Progress:

- Delinquency Attached as of 1-25-07 \$47,529.38 total
  - \$19,418.55 at the attorney’s office
  - \$ 1,384.83 under bankruptcy
  - \$ 26,726.00 Current delinquencies

- New Liens filed this month: December 3/January 0
- Foreclosures Pending: 5 (one foreclosure paid in full)

**Reports by Committee Chairs:**

***Architectural Review Committee – Nancy Mull***

Atlantic Gate Sign – ARC has received two bids for signs at Atlantic. Shimp Signs bid a PVC sign and Beaches Neon bid for an aluminum sign. Buddy confirmed the aluminum sign is the type of sign we need to have. The homeowners voted at 69% to use the coloring on the logo. The Board voted on using Beaches Neon with the contingency that the permitting was included in the price. **Rich Burna** made a **motion** to approve the Beaches Neon bid with the contingency listed above. **Gail Wilson** **seconded the motion**. **Marshall, Burna, Wilson and Pabst voted Aye and Mary Boggs abstained.**

***Finance Committee – Dave Czerw***

We finished the 2006 year with a positive variance of \$9,349.00. The finance committee discussed the reserve account which currently has a balance of \$240K with the potential expenditure of \$250K - \$300K for the bridge work. The finance committee stated that there will be an additional \$150K being put into the reserves this year. There is an additional \$50K in other projects scheduled this year with the Board approval. The option for payment discussed were to pay out of reserve and get a line of credit with SunTrust with an 8% interest rate to cover any additional emergency expenses that may arise. The finance committee would suggest we do one bridge at a time and pay for as much as possible out of the reserve fund. Finance is requesting as much time as possible from the Board in researching the financial situation once the bridge work has been approved. The banks need time for approving loans and we would need that set up prior to the bridge work.

Finance Committee discussed the reserve fund being broken down into categories with the majority of the funds going to roads and bridges. Each monthly reserve fund deposit should also be broken down into different categories. The finance committee did not vote on the above listed items therefore there is no recommendation at this time.

Chuck Newman made a request to confirm in the Covenants the rules of The Woods Community in regard to loans being taken out by the Woods, this may require homeowner approval.

***Streets & Drains – Jim Blache***

At the east bridge - the broken PVC and exposed cable wire will be repaired by Comcast Cable. Other projects being researched:

Swale repair on Bent Pine Court and Mistletoe Place - \$5200

Tree removal on Woods Drive East to assist in water runoff into storm sewer \$5000

Review estimates to replace damaged sidewalk areas through the walking trail and main walkways \$9,000 - \$13,000

St John's River Water Management District is going to be working on a volunteer program which during the summer her volunteers will be in the Woods to install the storm water drains "NO DUMPING" and "LET ONLY RAIN DOWN THE STORM DRAIN" signs. They are also looking for Woods volunteers to help with this project.

***Rules & Safety – Juan Moreno***

We have had some security problems that were addressed at the last meeting. The homeowners have had problems with the security company and the security company made a change with our on site supervisor. Things seem to going quite well. Vandalism in the Woods Community is down. It is still an issue outside the Woods Community. There have only been 4 problems reported to JSO in November and December. We have had two homes broken into at the Woods. Juan is requesting we start a neighborhood Watch Program and we really need to get volunteers. We have some problems with the lighting in the community center area. We need to add more lights for security reasons. We are currently getting bids. Kids have been hanging out in the community center after hours and the lack of lighting promotes this. Juan is also suggesting we work on something for the kids to do in the property. The skateboard park will help, but we need to get together and think of something. Agenda item in February will include working with the overflow at the Atlantic gate due to the upcoming construction of the Hodges area. Swim team and tennis teams will also be discussed in order to expedite their entry into the property.

***Woodsette – Jan Miller (not present)***

***Building & Recreation – Alison Garcia***

Alison is requesting volunteers for her committee. A meeting was not held in January but there will be a meeting in February. Nancy Mull made a comment that committee members must be homeowners and not children. Children are welcome to attend but cannot vote.

Dewey Marshall has suggested an audit on the proxy keys at the community center. Caryn Scott stated that there will be an issue with this, since the key codes are worn off and unreadable. We will discuss other options for the audit. Mary Boggs requested the charge for the key access be more than \$25.00, and that the appropriate committee look into this issue.

***Covenants – Lori Abramson (not present)***

***WOW – Lori Abramson (not present)***

**Other:**

*Irvin Johnson request* – **Rich Burna** made a **motion** to deny this request due to the time between the occurrence and the bids being received by the office (5 months) and that he should contact his insurance company. **Elizabeth Bagi-Pabst seconded the motion. All members present voted Aye.**

*Dannie Falls request* – **Gail Wilson** made a **motion** to deny this request due to the fact the damage that occurred was on the right side of the vehicle and the gate arm was on the left side of the vehicle therefore the arm could not have caused the damage. **Mary Boggs seconded the motion. All members present voted Aye.**

*Edward Lato request* – **Elizabeth Bagi-Pabst** made a **motion** to pay for the damages since the guard stopped the homeowner while he was entering. **Rich Burna amended the motion** that Dewey Marshall contact Giddens Security to see if Giddens will pay for the damages. **Elizabeth Bagi-Pabst seconded the motion. All members present voted Aye.**

Steve Thomaston made a comment that the resident should come to the Board meeting to discuss his case. They should be told to contact their insurance company within a 30 day period. Then the insurance can contact the Woods Community if they feel the Woods was at fault.

*Community Center key fob purchase*- **Gail Wilson** made a **motion** to purchase the key fobs at \$750.00. **Elizabeth Bagi-Pabst seconded the motion. All members present voted Aye.**

*Dance floor at the clubhouse* - **Gail Wilson** made a **motion** to throw away the damaged dance floor and not purchase a new one. **Mary Boggs seconded the motion. All members present voted Aye.**

*Tree removal at Woods Drive and Deep Lagoon* – **Gail Wilson** made a **motion** to accept the bid from Jim Szerba to remove the trees and ground the stumps. Dewey Marshall stated that the right of way is the responsibility of the homeowner to maintain. Discussion occurred on who is responsible for the right of way maintenance. **Mary Boggs seconded the motion. All members present voted Aye.**

*Rich Hansen – letter* – Due to the Board decision to not regulate weeds in the lawns until March 2007, this is not required to vote upon.

*The WoodsNews.com signs* – This sign is being placed on the City property, therefore, this cannot be regulated by the Woods Community. However, Steve Thomaston was present and stated he would not put out the signs any more.

*Monte Summers letter* - Due to the Board decision to not regulate weeds in the lawns until March 2007, this is not required to vote upon.

*Gerald Drolet Letter* - Due to the Board decision to not regulate weeds in the lawns until March 2007, this is not required to vote upon.

*Catalan* – Rich Burna stated that since this is a foreclosure question, it should be discussed in a closed meeting.

*Clubhouse rental every Friday* – Dewey Marshall is going to get more information on what they are paying now in comparison to what they will pay the Woods. Gail Wilson stated we need to make sure it is worth Buddy & Tommy's time and the money to open the clubhouse. She does not believe \$50.00 a week will compensate for this time. This is tabled until we have more information.

### **Homeowner's Open Forum**

There was no comment from the homeowners.

**Dewey Marshall adjourned the meeting.**