

UNAPPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
January 31, 2007 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; Larry DeCaires, Co-Chairperson Architectural Review Committee; Jim Blache, Chairperson Streets & Drains Committee; Juan Moreno, Chairperson Rules and Safety Committee; Lori Abramson, Chairperson Covenants Committee & President of WOW; 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.

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 November 29, 2007: **Mary Boggs** stated that Alison Garcia needed to be removed as the chairperson of Recreation listed under “present” at the meeting. **Steve Thomaston** made a **motion** to approve the minutes with the noted corrections. **Mary Boggs seconded the motion. All members present voted Aye. (Rich Burna not present at the time of this motion).**

Giddens Security Report – Joshua Potts

There are no reports to give at this time. Giddens did conduct a training seminar for all the officers at the Woods. They went over a few things that needed to be improved. He offered to take any questions from the floor. Steve Thomaston made a comment that the extra hours we had for the rover may not have made a difference to the community. The Board is going to look into having JSO on site for additional roving patrols. Steve Thomaston thanked Giddens for their hard work.

Manager’s Report – Caryn Scott, Marsh Landing Management

➤ Property inspection:

- 83 new violation letters sent
- 38 second violation notices sent
- 12 Final notices prior to being sent to attorneys
- 80 removed/compliance
- 15 Need to send to attorney for initial letters
- 10 Need to start mediation (Board Review)
- 6 Need to start court filings (Board Review)

Projects in Progress:

➤ Delinquency Attached as of 1-31-08- \$66,003.85

- \$37,038.23 at the attorney’s office
- \$507.22 under bankruptcy
- \$28,458.40 Current delinquencies

- New Liens being filed this month: 7
- Foreclosures Pending: 4

There is a list of homeowners that owe over \$1,000 that we will need to discuss whether to start foreclosure process. The Board decided to wait until February's Board Meeting to discuss these foreclosures.

Buddy Pafford – He has spoken to the Supervisor at the bridge – Monday they should start installing the concrete on the sides of the canal. Steve Thomaston received a call from the City requesting to work two Saturdays in a row during regular working hours in order to have the project done about a week early. The Board members did not object to this, so Steve is going to contact the City to approve. Rich Burna requested Buddy check on the progress on the east bridge where the concrete is separating. Rich thinks the City might repair the concrete on the east bridge since they will be working in the area. Golf Cart – Buddy has gotten three bids. Steve Thomaston confirmed the golf cart was approved last year for the 2008 reserve budget. The current golf cart that we have on site now needs to have work done on it, so Steve is suggesting we keep it running as long as possible without spending excessive amounts for repairs. The pool cover will need to be replaced in 2009, Buddy stated we would only get one more year out of it. The pool pump has stopped working. Buddy has contacted Henderson Pools for repairs. Buddy thinks that the pool pump was possibly blown when JEA caused the power surge to the community center that blew out our arrestors in the clubhouse. Henderson Pools is going to contact the manufacturer to find out the cause of the pump not working. The pressure washer is also going to need to be replaced in the next year or two.

Susan Randall stated her displeasure of the tree cutting being done on Hodges and The Woods Drive. Steve Thomaston explained that trucks were being damaged by our tree line and we had to cut it back, as part of our program maintenance.

Rich Burna requested Buddy paint over the graffiti under the bridges.

Reports by Committee Chairs:

Finance Committee – Dave Czerw, Chairperson

The results for 2007 will be posted in the Woodsette. The community operated within the budget in the operating and reserve funds.

Swale bid from Streets & Drains was reviewed by the Finance Committee. The funds are in the budget but have not yet accrued. The funds are available due to the surplus of operating funds from 2007. The money market 4.5% ends today. Sun Trust was not able to tell us what it will be tomorrow, but Dave will contact our representative for new rates. SunTrust is FDIC insured up to 100K. Finance also looked into the net worth of SunTrust and they are currently at 17.9 Billion dollars showing a very stable company. Finance Committee will continue to monitor the stability of SunTrust. SunTrust would like to participate in our community events. Dave is going to forward her contact information to the Recreation Committee.

Finance Committee has discussed that the operating funds surplus would be transferred after the 2007 audit is completed.

Mary Boggs made a **motion** to transfer \$10,000.00 of the 2007 surplus operating funds (87K) into the community center reserve account in order to pay for the carpet replacement in the clubhouse. **Alison Garcia seconded the motion. All members present voted Aye.**

Recreation – Alison Garcia reporting for Kelly Hulihan

Kelly Hulihan is the new Recreation Chairperson. The first meeting will be February 12th at 7:00 pm at the clubhouse. The Easter Egg Hunt will be on March 22nd. Alison stated she would contact Kelly to make sure the pool cover is in the 2009 budget list.

Architectural Review Committee –Larry DeCaires, Co-Chairperson

The ARC will continue checking for requests on a weekly basis so that homeowners do not have to wait until the monthly Committee meetings. Steve Thomaston confirmed that management did purchase the new ARC signs and confirmed a deposit of \$25.00 will be charged for the signs.

Streets & Drains – Jim Blache, Chairperson

There will be two contractors coming to evaluate our road conditions and give us timeframes on the repairs/resurfacing needed on the roads.

The Streets & Drains Committee **recommends** we have the swales repaired by Bold City Irrigation as listed on the bid copied to the Board. Dewey Marshall stated the rain we had in 07 was a one hundred year rain and normally all drainage needs to withstand a 25 year rain. He asked whether the swale work was what we need or want. Jim Blache stated there was only one project that was a “want” but all other projects needed to be complete due to damage to the homeowner’s driveways. The swale has rejuvenated itself over the last ten years and needs to be dug back out. There are no other large swale projects scheduled this year. **Steve Thomaston** made a **motion** to approve the recommendation by the Committee. Mary Boggs requested we get three bids. Steve Thomaston stated he thought we should go ahead and approve the Bold City bid and in the future obtain three bids. Jim Blache agreed to obtain two more bids (although he stated we have been working with Bold City for years and he has been extremely happy with their work and their prices) for the swale projects needed and would forward those bids to the Board via email.

Dewey Marshall stated once the City was completed with the bridge projects that we should get Shaw Land Clearing, Inc. back out to re-bid the project with the changes the City has already done.

Jim Blache stated that he had a bill for reimbursement from Margaret Hill for the drainage pipe was damaged and repaired by her. She is a non member of the HOA. Jim is going to do more research on the invoice before presenting it to the Board. The Board is also going to take a look at the site in order to make a better decision on reimbursement.

Rules & Safety – Juan Moreno, Chairperson

The Rules and Safety Committee **recommends** that The Woods Community hires JSO for patrols during spring break instead of using Giddens Security Rover. The Board requested the Committee obtain a cost analysis and a recommendation of times needed. Then follow up with the Finance Committee and present to the Board at a later date.

Juan Moreno mentioned that the police have been present at Winged Elm Drive and confirmed the policy that the media is not allowed into the community without the homeowner’s approval. Rich asked if the Committee would be looking into new camera system at the gates. Juan

confirmed that it is on the list for this year. Juan also stated they would be looking into the computer systems and internet options at the gates.

Covenants & WOW – Lori Abramson, Chairperson and President of WOW

The Covenants and By Laws Committee will hold another open forum on February 13th at 7:00pm.

WOW meeting on February 18th and they will be making wine glass charms. March 17th the meeting will be themed “baby shower”. WOW will be collecting baby items for a charity for new mothers residing at a facility that can’t afford items. There will also be yoga class at the March meeting.

Meet the Candidate Night, Mario Rubio, running for State Representative will be held on March 6th. All homeowners will be invited to the event.

April 5th is the community garage sale.

CPAK – Dewey Marshall

JSO had 2100 overtime hours around the Regency area this past month. Be careful with Simon’s gift cards – you need to confirm the funds were put on the card, there was a person stealing the money that should have been put on the card. We need to try to find our mission statement that was submitted to CPAK previously to resubmit for trees to be donated to the community.

Other:

1. *Movie Night – Andrew Bell.*

Mary Boggs made a **motion** to allow Andrew Bell to use the clubhouse on one Friday night a month, if it is not already reserved, to host a movie night for the community (parents and children) with a limit on colored drinks served. **Alison Garcia seconded the motion. All members present voted Aye.**

2. *Clubhouse request – JoAnn Orlando*

The Board requested Management contact JoAnn Orlando to ask her to come to the next Board meeting to present her request so they can ask questions.

3. *Late Fee Procedure –*

Mary Boggs made a **motion** that all balances due receive a late fee on the 15th of every month. **Dewey Marshall seconded the motion. All members present voted Aye.** No late fees will be reimbursed from any of the homeowners who requested late fees be removed.

4. *Herud – lawn violations and legal costs*

Mr. Kim Herud presented to the Board his reasons for not using weed killer and insecticides as well as why he doesn’t water the lawn “as much” as other homeowners. He was requesting the Board stop the non compliance and refund all attorney fees that have been charged to his account. The Board discussed and stated his lawn is still not in compliance and they would continue legal proceedings. **Steve Thomaston** made a **motion** to not remove any legal fees (406.62) and to continue pursuing compliance. **Rich Burna seconded the motion. All members present voted Aye.**

5. *Craig Hart*

Steve Thomaston told management to begin foreclosure proceedings on this account. **All members present agreed.**

6. *Disposition of excess operating funds from 2007*
This was already covered during the Finance Committee presentation.
7. *Golf Cart Purchase –*
Rich Burna made a **motion** to purchase the EZGO 350 golf cart for \$7,490.65. **Alison Garcia** seconded the motion. **Dewey Marshall** abstained from voting, **all other members present voted Aye (4/1). Motion passed.**
8. *Trespassers*
Steve Thomaston made a **motion** to suspend barcodes and the use of the community center for 30 days and specify in a letter to the homeowner that failure to comply would result in legal fees and suspension of barcodes and community center use for up to one year. **Dewey Marshall** seconded the motion. **All members present voted Aye.**
9. The Board discussed moving forward on violations compliance lists that were supplied by MLMC. They agreed to move forward on all items. The Board chooses to hold off on all foreclosures and revisit at the next board meeting.

Homeowner's Open Forum

Mr. Hindman of 2235 Spanish Moss Drive, agreed with the use of JSO officers. He would like to see more JSO presence in regard to speeders through the community. He feels it is getting very dangerous to the homeowners. He would like to see speed bumps put back into the community. The Board discussed the possibility of speed bumps, speed humps and stop strips. The Board requested the Rules & Safety looked into this issue.

Steve Thomaston adjourned the meeting.