

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
July 31st 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; Jim Blache, Chairperson Streets and Drains; Dave Czerw, Chairperson Finance Committee; Captain Jason Williams, Supervisor Giddens Security; Lance Norman, Security Guard Giddens Security; Steve Loveland, President Marsh Landing Management Company; Doug Scott, Property Manager – Marsh Landing Mgmt. Company, and Wendy Raymond, Property Manager – 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 June 28, 2007: Gail Wilson made a motion to approve the minutes with typing corrections presented by Mary Boggs. **Dewey Marshall seconded the motion. All members present voted Aye.**

President’s Report – Dewey Marshall stated we were supposed to have depositions a couple of weeks ago concerning Aladdin Construction. We received a call from our attorney stating that the attorney representing Aladdin Construction resigned. No further discussions have taken place as of this time.

As a result of a lightning storm a little over a week ago, we lost our security system, camera system, and air conditioner unit at the Clubhouse. An Insurance Adjuster is scheduled to come on property to review the damage.

We had a child of a homeowner knock out the light pole at Hodges gate. We have filed a claim with the homeowner’s insurance company and are working on a resolution.

We have 6 homeowners in The Woods Community who do not currently belong to the Association. One of these homeowners would like to join in January. Dewey is working with Steve Loveland to draw up the documents for this. We may also have 2 other non-HOA residents who are interested in joining. They expressed interest in the past.

Vandalism has been a problem recently. The gate has been fixed 3 times in the last 2 months, 2 kids were caught on the roof of the Clubhouse and other issues have been reported. JSO came to the scene when the kids were seen on the roof but stated that JSO could not do anything because nothing was broken or damaged. JSO indicated that it was an HOA issue. We need the Community’s help in catching the suspected kids. We have extra patrol; JSO will be on duty from 12 AM – 4 AM. Juan Moreno indicated that we know who the kids are and are contemplating calling parents in to discuss.

Last night a meeting was conducted on the Hodges and Sandalwood Canal project. It is set to be a 750 day project. The Sandalwood Canal portion is scheduled to be completed 2/8/08. A traffic light will be placed at Bent Water. Beazer is going to be building over 3000 homes near Patton Park. It is assumed they will be putting a light where Patton Park is.

Giddens Security Report - Jason Williams reported for Giddens. There has been a high volume of vandalism in the Community. There was one auto theft, breaking in of vehicles, vehicles keyed, and vehicles defecated on, signs broken, mailboxes broken, etc. It is believed that it is kids. Giddens has increased patrols and is using unmarked cars at times. Another rover has been brought in, Lance Norman. They are noticing heavy activity on Bent Pine Ct. Giddens is doing all they can but they need the Community's assistance. He encouraged residents to report all incidents and take an active role in helping catch the vandals.

Jan Miller, homeowner, requested that Giddens give info to her so that she can put it in the next Woodsette.

Giddens Security Guard Lance Norman posed the idea of getting the vandals involved in community projects (painting over graffiti, etc).

Manager's Report – Wendy, Marsh Landing Management

➤ Property inspection:

- 51 new violation letters sent
- 24 second violation notices sent
- 24 Final notices prior to being sent to attorneys.
- 59 removed/compliance
- 6 Sent to the attorney (see attached list)

Projects in Progress:

➤ Delinquency Attached as of 7-31-07 -- \$54,420.02 total

- \$27,172.74 at the attorney's office
- \$609.93 under bankruptcy
- \$26,637.35 Current delinquencies
- New Liens filed this month: 0
- Foreclosures Pending: 4

Other Items:

- Homeowner struck light pole at Hodges entrance. Estimate to repair is \$1650.00. A claim has been filed with the homeowner's insurance company.

- Issues with phone line at Hodges guard gate. AT&T is working on rectifying and will be back on property within the next week to complete. All expenses for this repair are covered under our maintenance contract. Currently, unable to transmit bar code data via phone line to Hodges guard gate.

Reports by Committee Chairs:

Recreation – Alison Garcia (not present)

No updates.

Architectural Review Committee – Nancy Mull (not present)

Gail Wilson reported that one bid was received for installing 3 large rocks and flowers at Atlantic gate and it is very high. Nancy Mull is doing further research.

Finance Committee – Dave Czerw

Finance recommends that the quarterly assessment per home be increased by 10% in 2008. This will add \$50,000 to our reserve fund. If we don't do this, we will not have adequate money for future projects. A big ticket item coming up in 2016 is road repairs and if we do not increase the quarterly assessment we will not have the necessary funds.

Streets & Drains – Jim Blache

The installation of drainage and repair of erosion problems with the 2 bridges on Woods Dr. will start after the Sandalwood Canal improvements are completed.

We have a serious problem with our ponds; they have turned green. We are anticipating putting fish in all ponds at the end of year. We need to get rid of the grasses crowding the ponds and are currently reviewing having the lake company provide extra treatments. Additionally, too much phosphorus and nitrogen caused by fertilizers is an issue for the ponds. We are asking the Community to take an active role in pulling algae out of the pond.

A homeowner expressed concern over ponds and offered to get a group of residents together to ensure that all issues pertaining to the lakes are addressed and ensure that lakes are being treated regularly.

A homeowner expressed concern about grass clippings in the ponds. Dewey Marshall will speak with Connors Landscaping about this and make sure that they are not putting ANY clippings in the ponds.

A homeowner suggested creating a form that lawn companies must sign off as they come through the gate which states that they will not spray within X number of feet of the ponds. Jim Blache stated that there are already state regulations prohibiting this and

the lawn service companies are trained not to spray within a certain number of feet of ponds.

A homeowner expressed concern about Beautyberry Circle pond. He doesn't believe it has been treated in quite some time. A resident on Beautyberry Circle has granted access to Lakeside Aquatics so that it can be treated.

Lakeside Aquatics has presented a new bid which includes doing 18 treatments per year and/or inspections as necessary as well as other services. This proposal is being reviewed.

Dewey Marshall and Jim Blache promised to look into all the issues presented about the ponds and take corrective action.

Rules & Safety – Juan Moreno

JSO has issued a number of speeding tickets in June, July and August. They will no longer issue warnings; they will issue tickets.

Security cameras are not working as a result of the lightning storm.

We are doing our best to catch the kids committing vandalism.

We encourage everyone to get decals because of upcoming construction projects. It will all start at once and we may only have 1 gate working at a time.

A homeowner asked if we can set light at Atlantic so it is green longer.

Covenants & WOW – Lori Abramson

- Third Monday in August – Ice Cream Social and Bingo at Clubhouse
- Margarita Party – September 7th with DJ and fajitas/tacos
- Various upcoming events planned in the next several months
- This is the 30th Anniversary of WOW

Other:

Purchase of Community Center key fobs \$750.00 – Gail Wilson made a motion to purchase. Rich Burna seconded the motion. All members present voted Aye.

Installation of new fountain motor \$1367.52 – Dewey Marshall made a motion to purchase. Gail Wilson seconded the motion. All members present voted Aye.

Flood Light at Clubhouse \$1375.00 – Dewey Marshall made a motion to purchase. Mary Boggs seconded the motion. Rich Burna voted Nay. All other members present voted Aye. Motion carried.

Purchase of Bar Codes \$650.00 plus shipping – **Dewey Marshall** made a **motion to purchase**. **Mary Boggs** seconded the motion. **All members present voted Aye.**

A/C replacement at Community Center (Trane \$7674.75 or Goodman \$6724.75) – **Dewey Marshall** made a **motion to purchase**. **Tabled until Dewey Marshall meets with insurance adjuster.**

Security System Replacement \$4355.30 or \$5746.30 – Dave from Coastal Lock recommends cheaper system. **Tabled until discussion with insurance adjuster.**

Dave will send DVR back to factory within the next couple of days. It may be covered under warranty. Dave will install temporary system that will have 6 cameras instead of 7 cameras until we make a final decision.

Homeowner's Open Forum

Jan Miller wanted to know if ARC has a policy whereby a homeowner would not get approval to make a change until another issue(s) is remedied (i.e. homeowner installs pavers and pool but roof needs pressure washing and house needs to be re-painted).

Jan Miller wants to know how much money we have spent this fiscal year on the Swim Team in comparison to previous years and in comparison to other teams.

Homeowner asked for Woods web site update and address and inquired about date of garage sale.

Homeowner expressed concern about a trailer parked on Wild Olive cul-de-sac.

Homeowner stated he would still like to see changes made to the landscaping at the Atlantic entrance around guard shack (needs color – flowers).

Dewey Marshall adjourned the meeting.