

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
June 6, 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; 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.

Reading of Minutes from the April 26, 2007: Gail Wilson made a motion to approve the minutes with three typing corrections. Mary Boggs seconded the motion. All members present voted Aye.

President’s Reports –Dewey Marshall stated that on July 12th depositions will be given in the Aladdin suit and hopefully this will be coming to an end soon. We have had some vandals going around hitting mailboxes. Please make sure you contact JSO if this happens to you and report to the office. Pool is now open. Two weeks ago we had a homeowner’s son jump the pool fence because he didn’t have a key. This is trespassing and the police will be contacted. JSO sent out an email on a new carjacking scheme going on. The persons will act if they are broken down next to a disabled vehicle, and when you pull over to help they steal your car. Please be careful. Dewey Marshall requested that the committees meet at the same day and time on a monthly basis.

Giddens Security Report: Annie Williams presented for Giddens Security. There has been an increase in vandalism here at the Woods. Please keep an eye out and contact any suspicious behavior to both the guards and JSO. Please continue to call ahead any guests that are not on your permanent guest list. If you are having a party, you need to give BOTH gates your guest list. Reminder that any car parked in a common area will be towed. No open gate policy, regardless if you are having a party. Please inform all residents. Would like to remind everyone to update your decals for the 2007/2008 year. Utility trailers in the road should be tagged the same as the cars parked in the road. Giddens Security cannot enter a homeowner’s property to ticket trailers in the driveway, but they need to make a note for the office about the trailers.

Manager’s Report – Caryn Scott, Marsh Landing Management

Projects Completed:

- Property inspection:
 - 89 new violation letters sent
 - 38 second violation notices sent
 - 24 Final notices prior to being sent to attorneys.
 - 51 removed/compliance

- 0 Sent to the attorney

Projects in Progress:

- Delinquency attached as of 6-6-07 \$34,903.95 total
 - \$ 22,706.83 at the attorney's office
 - \$ 668.36 under bankruptcy
 - \$ 11,528.76 Current delinquencies
 - New Liens filed this month: 0
 - Foreclosures Pending: 4

Atlantic Sign is completed – landscaping completed

Tree fell at 13005/13009 Bent Pine Court – Jim Szerba to remove portion still on common ground, homeowners responsible for the rest.

All “old files” organized. We are missing all data from 2003 and 2004.

Audit for the Crabtree & Fallar lawsuits included in your package.

Irrigation well pump replaced at Hodges.

Hodges resident gate is broken today – the repair will be completed tomorrow.

Reports by Committee Chairs:

Building & Recreation – Alison Garcia

Recreation Committee is requesting money for the 4th of July party. Alison will get an amount and present it to Finance Committee for approval to see if the funds are available. At that time, the Board will vote via email. The Committee requests that the lock system for the tennis courts be updated so that during the “closed” times residents cannot even access the courts. The Committee is also going to get some prices for the Tennis Rules signs. Premiere Tennis Courts have agreed to resurface the two courts at \$4800 each – which is the same price they bid several years ago. As soon as the Committee gets it in writing they will forward it to the Board for approval. The Committee has discussed the possibility of having the pavilions reserved and they are unsure how this would be regulated. They are going to discuss this more at the next meeting. No motions at this time.

Architectural Review Committee – Nancy Mull

Larry DeCaires presented a letter from Nancy Mull stating the ARC recommends additional color is added to both entrances of the Woods. Chuck Newman requested a new flag be purchased for the Atlantic Guard gate. He told the guard on duty to remove the tattered flag. Dewey Marshall instructed management to purchase a new flag. The Board also requested that ARC take over the project of redesigning the landscaping in front of the guard shack at Atlantic. Then submit the ideas to the Board. Dewey Marshall suggested a flag pole be installed and annuals be put in. The Board stated that they would give approximately \$2000.00 for this project. Dewey Marshall will get with Danny Connors (landscaping company) on updating the landscaping at the signs and the flowers being installed. Mary Boggs requested mulch be added to all the flower beds.

Finance Committee – Dave Czerw

We are currently operating within the budget. A full update will be in the Woodsette. We have started discussing the 2008 budgets and the Committees are getting their lists together. We will have the first 2008 budget planning meeting in June. Finance Committee **recommends** that we move \$100,000 from Premium Business Interest account to the Money Market account for a higher interest rate (4.5% for 6 months). There is no minimum amount required. **Gail Wilson seconded the recommendation. All members present voted Aye.**

Streets & Drains – Jim Blache

The Finance Committee confirmed there was \$9850.00 available in the budget for the swale work on Bent Pine Court. The Streets and Drains committee recommends we start this project in July or August. **Rich Burna** made a **motion** to approve this recommendation. **Mary Boggs seconded the motion. All members present voted Aye.** The Committee has also decided on a company to repair the bridges. This is going to cost less than \$100,000.00. The Committee recommends that the company present the plans to the homeowners prior to the work beginning at a Street and Drains Committee Meeting. This work will not be done until after the City has completed their project with the canal. The City has approved the bridge repairs as submitted. The committee will get a hold of the City to find out when the project will be completed. The presentation will occur once we have confirmed dates from the City. Rich Burna stated after the rainfall on Sunday, he went to check the bridges and about 8 more yards has eroded due to the rainfall.

Covenants & WOW – Lori Abramson (not present)

Dewey Marshall presented for the Covenants Committee. The final document will be going to the attorney's for review. Once that is done, a copy will go out to the residents for review and then the Board will have a special meeting to discuss and the Board will vote on the changes. Then the residents will be required to vote for the proposed changes at the annual meeting. Management can give each homeowner their unit number if they are unaware of which unit they reside in.

Rules & Safety – Juan Moreno

The Rules Committee is recommending to the Board the purchase of 5 cameras, 4 being used at the gates and one being a mobile camera. The Committee will get bids and submit to the Finance Committee for approval of funds.

Other:

Broderick - shed denial: The ARC denied their request to install a shed that exceeds the allowable height of 8 feet. The homeowner has received permission from their neighbor for the 9 ½ foot height. They are also requesting the Board approve the variance to allow the placement on the 10 foot utility easement set back as listed in the

covenants. The Board suggested they contact JEA first for approval to place the shed on the easement. Then the Board agreed to **table this item** until they have a chance to view the property and if the shed will be visible from the street. This property is located at the corner of Woods Park Drive and The Woods Drive East. There are concerns this would be visible to all persons entering the property.

Steve Thomaston- Atlantic Gate and Violations – Would like to have the Atlantic front entrance to be enhanced, he feels it is an eyesore. He also gave the board members some pictures he has taken of some of the homes and lawns in the community. He feels that the community has had a remarkable decline. The Board explained that at this time we do not have the ability to fine homeowners for violations. We send three notices and then the violation gets sent to the attorney. At this point, the homeowner is charged attorney's fees. If they still do not comply then we have to have a state arbitration in which the state of FL decides if the Woods can repair the item if the homeowners don't and charge the homeowners for the repairs. This is something that has been addressed in the new proposed covenants. Steve feels that the Woods should continually update our look /curbside appeal. He feels without doing this the home values will decline.

Pitzel - ARC request – The Pitzel's were not present at the meeting. The Board is going to wait until they have actual plans drawn up to decide on approval. The trees are not required to have City approval for removal since they are on the homeowner's property. If the tree is within 10 feet of the house, the homeowners are not required to get permission from the ARC. The homeowners will be required to get approval from JEA and the City to extend their addition pass the utility easement.

Kristen Dobbs – condition of homes in the Woods – Kristen Dobbs submitted a letter to the Board with a list of about 90 violations she has seen while touring the property. The Management went through the list and submitted a spreadsheet to the board on what violations have been sent and which management did not feel warranted the violation letter. Since Kristen Dobbs was not present, this was not discussed in detail.

Harrell – extension request on lawn – Homeowner requested a 6 month extension to replace the sod in his lawn. **Rich Burna** made a **motion** to deny this request. **Gail Wilson** seconded the motion. **All members present voted Aye.**

Homeowner's Open Forum

Mr. Broderick requested that the wooded area behind their home be cleaned out. Caryn Scott will contact Connors Landscaping for this project.

Dewey Marshall adjourned the meeting.