

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
June 28, 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 June 6, 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 June 27th the gate to the community center was damaged again. The rover stated this was done prior to 7:00pm. We are looking at installing a stronger pole on the opening side and a camera on the new community center entrance gate. Over the past several months several residents stated they couldn't do anything with their lawns, but since the rain has come a lot of lawns have been turning green. It is a lot less expensive to water your lawns then to have to replace the sod. The 4th of July party is coming up this Wednesday. Alison will give more detail on the party.

Giddens Security Report: Jason Williams reported for Giddens. He submitted a report of all incidents that have occurred in the month of June. He went over all incidents. They have had some problems with rudeness by both visitors and guests. Please remember guards are just doing their jobs and sometimes we need to have some patience.

Manager's Report – Caryn Scott, Marsh Landing Management

Projects Completed:

- Property inspection:
 - 60 new violation letters sent
 - 33 second violation notices sent
 - 10 Final notices prior to being sent to attorneys.
 - 84 removed/compliance
 - (see attached list) Sent to the attorney

Projects in Progress:

- Delinquency Attached as of 6-28-07 \$24,952.94 total
 - \$22,118.24 at the attorney's office
 - \$626.74 under bankruptcy
 - \$2,207.96 Current delinquencies
 - New Liens filed this month: 0
 - Foreclosures Pending: 4

Rich Burna requested the property manager check if our Rules & Regulations needs to be recorded with the State of Florida in order to enforce the rules.

We caught some kids swimming in the retention pond and we had to contact JSO because they refused to get out of the pond.

Caryn Scott will not be present at the next Board Meeting. Wendy Raymond and Douglas Scott will be present for the Board Meeting. If anyone is interested in meeting Wendy Raymond (who will be taking over the office coverage) she will be in the office on July 13th from 9:00am to 1:00pm.

Reports by Committee Chairs:

Recreation Committee – Alison Garcia

Recreation Committee is recommending allowing the swim team to use the pool on Friday mornings from 9:15am to 10:00 am for 10 kids only. **Gail Wilson** made a **motion** to approve this request. **Mary Boggs seconded the motion. All members present voted Aye.**

Recreation requested \$1200.00 for the 4th of July party. They expect to only use approximately \$400.00 of the funds but would like to have the approval in case Publix does not supply all the food. **Gail Wilson** made a **motion** to reimburse any funds up to \$1200.00 to Alison Garcia if needed for the 4th of July party. **Mary Boggs seconded the motion. All members present voted Aye.**

Recreation **recommends** purchasing 4 tennis court rules signs at a cost of \$350.00 to put on the tennis courts. **Gail Wilson seconded the recommendation. All members present voted Aye.** Rich Burna requested the Buddy install plexi-glass over the signs to prevent vandalism.

Recreation needs to submit an article for the Woodsette in regard to the policies for a pool party. We are having too many homeowners not scheduling the parties through the lifeguard service for an additional lifeguard. Any persons with more than 5 guests are required to hire an additional lifeguard. Recreation also needs to discuss limiting the number of guests allowed in a party.

Architectural Review Committee – Nancy Mull (not present)

No recommendations at this time.

Finance Committee – Dave Czerw

We are still operating within the budget for 2007. A full update will be available in the Woodsette.

Finance **recommends** moving \$751.98 from the SunTrust Reserve Fund Checking account to the Reserve Fund Money Market account to eliminate the balance sheet line item with a small balance. **Gail Wilson** made a **motion** to approve the recommendation. **Mary Boggs seconded the motion. All members present voted Aye.**

Finance **recommends** Transfer accumulated prior year operating surplus (balance sheet line item 600 – fund balance) of **\$77,037.27** to the Reserve Fund to be distributed as noted below:

Roads:	\$ 31,585.00
Bridges:	31,585.00
Community Center	1,540.00
Security:	3,160.00
Maintenance/Equip:	3,850.00
Contingency:	3,160.00
Recreation:	2,157.27

Mary Boggs seconded to recommendation. All members present voted Aye.

Finance confirmed the following funds are available: \$1,200.00 for 4th of July party (878), \$350.00 for tennis court signs (937), \$637.00 for camera for new community center entry gate (920) and \$77,250.00 for bridge repairs (579). The bridge repair funds are available but this is not in the budget.

Streets & Drains – Jim Blache

Committee **recommends** the Board approve the expenditure of \$77,250.00 for repairs to the bridges with the contingency that the Board approves any contracts prior to work beginning. **Rich Burna made a motion to spend \$77,250.00 to correct the run off on both of the bridges. Beth Pabst seconded the motion. All members present voted Aye.**

Rich Burna requested that we contact our attorney in regard to the weirs being installed on the east sides of the bridges instead of the west side. He feels that this could cause additional damage to the bridges if the water is slowed after our bridges, causing water to build up under our bridges. Dewey Marshall stated he had previously requested the moving of the weirs to the west side and was told no by the City. Rich feels we should contact an attorney to see if we should seek an injunction to stop the installation of the weirs until we have the above question answered. **The sandalwood canal project is only cleaning out vegetation and trees that will impede the flow of water. They will not be “clearing” out the full canal as we previously were told by Councilman Clark. Dewey**

Marshall will contact the lawyer about what our rights are with the weir placements and the clearing of the canal.

The swale repair will begin on Bent Pine Court next week.

Covenants & WOW – Lori Abramson

We have completed the first run through of the Covenants and By Laws. It is now ready to be submitted to the lawyers for review. Dewey Marshall will forward to the appropriate attorney.

Margarita Party will be held in September.

We are also sponsoring an Art Contest for the front of the new directory. This will be advertised in the Woodsette.

Rules & Safety – Juan Moreno

The Committee **recommends** we purchase an additional camera in the amount of \$637.75 for a camera at the new community center entrance gate. **Gail Wilson** made a **motion** to approve the recommendation. **Rich Burna seconded the motion. All members present voted Aye.**

There will be no Safety and Security meeting in the month of July.

Other:

Motorcycle Policy – There is a “son” of a homeowner that is riding his motorcycle in and out of the property. Management did give the homeowner a decal since the motorcycle is registered to the homeowner. Management will send out a letter in regard to the “son” not being allowed to ride the motorcycle in the property.

Harrell – lawn violations/denial of extension – Dewey Marshall made a **motion** to have Mr. Harrell fix the bare spots in his lawn and maintain the lawn within the lawn care criteria and to give him 6 months to install the irrigation system and replace any sod needed. **Mary Boggs seconded the motion. All members present voted Aye.**

Golf Cart for 2008 budget – **Dewey Marshall** made a **motion** for \$8,000.00 to be placed in the 2008 reserve fund budget for the replacement of the golf cart. **Gail Wilson seconded the motion. All members present voted Aye.**

Arbitration/Attorney letters – The Board went over the list submitted by the management company on the violations that need to be sent to the attorney to begin arbitration with the State of Florida. There were seven violations listed, and the Board approved to send 12875 Firethorn Lane, 2125 The Woods Drive W and 1657 Tall Tree Drive. **Gail Wilson** made a **motion** to send the above listed homeowners to the attorney for arbitration. **Mary Boggs seconded the motion. All members present voted Aye.**

Cedric Woods – payment plan request – Dewey Marshall will contact the homeowner about the unfinished construction on his home. **Mary Boggs** made a **motion** to accept

the homeowners payments plan if the homeowner completes the construction on his home. Dewey Marshall has tabled this item until he speaks to the homeowner.

Rueben Montalvan – letter to the Board – Rich Burna requested the management to draft a letter to the homeowner stating the Board is not going to get involved with homeowner issues and that the board suggests that if he feels he was assaulted then he should contact JSO.

Homeowner's Open Forum

Steve Thomaston stated he would still like to see changes made to the entrances of the property.

Dewey Marshall adjourned the meeting.