

APPROVED –Minutes
Board of Directors Meeting
The Woods Community Association, Inc.
March 29, 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.

Reading of Minutes from the February 22, 2007: Gail Wilson made a motion to approve the minutes. Mary Boggs seconded the motion. All members present voted Aye.

President’s Reports –Dewey Marshall spoke about Buddy Horne may have been found. At the Rules and Safety Committee meeting there was a sergeant that brought some statistics for the Woods subdivision and surrounding areas. The crimes outside of the community are up 62%. There were only two reported crimes in the Woods. They have caught the persons responsible for the vehicular break-ins back in the summer time frame. One of the perpetrators was a juvenile ex resident of the Woods. Also, some of the items stolen have been recovered. Please lock your cars. No solicitation signs must be on your front door in order for the police to respond. The signs at the front gate are not enough for the police to prosecute for soliciting. The Easter Egg Hunt will have someone coming dressed up as the Easter Bunny. The Board will purchase film (up to \$200) for pictures to be taken at no cost to the homeowners. On April the 9th, at 7:00pm, there will be a special meeting on the Sandalwood Canal. The engineer and our Councilman will be present. Rich Burna asked that the City confirm exactly what is going to be done with the canal after the cleaning is completed, and who will be responsible for future cleaning and ownership.

Giddens Security Report: Luis asked that homeowners do not contact the guards to retrieve wandering animals or to “hold” found animals at the guard shack. All Animal Control Issues should go through Animal Control. All changes to the gate list must go through the management office.

Manager’s Report – Caryn Scott, Marsh Landing Management

Projects Completed:

- Property inspection:
 - 109 new violation letters sent for
 - 19 second violation notices sent
 - 8 Final notices prior to being sent to attorneys.
 - 29 removed/compliance

- 4 Sent to the attorney

Projects in Progress:

➤ Delinquency Attached as of 3-29-07 \$23,633.90 total

- \$19,851.09 at the attorney's office
- \$ 1,294.10 under bankruptcy
- \$1,488.71 Current delinquencies
- New Liens filed this month: 6
- Foreclosures Pending: 3
-

Signs have been ordered for the front gates. The caution – gate closes after each vehicle for the resident's lane and the Right lane goes first for the guest's lane. The Board has requested that the management bid out the lake contracts.

Rich Burna requested that Buddy clean the front gate signs that direct which side is resident and guest.

Reports by Committee Chairs:

Building & Recreation – Alison Garcia

Elite Amenities – contract for the pool lifeguards. The contract will be from April 28 to September 30th. The cost of the contract is \$14,135.00. The Finance committee confirmed this contract was within the 2007 budget. **Gail Wilson** made a **motion** to approve the Elite Amenities Contract. **Mary Boggs seconded the motion. All members present voted Aye.**

Pool Furniture – the bid is for \$1907.80. Finance Committee confirmed this was in the 2007 reserve fund budget. **Rich Burna** made a **motion** to approve the purchase of the additional pool furniture for \$1,907.80. **Elizabeth Bagi-Pabst seconded the motion. All members present voted Aye.** Recreation is requesting the Board approve the purchase of umbrellas not to exceed \$600.00. The purchase of the umbrellas will be tabled until the committee can submit an exact cost.

Tennis courts – The Building & recreation committee recommended the board approve a bid for repairing two tennis courts up to \$12,000.00. **Elizabeth Bagi-Pabst** made a **motion** to approve the recommendation. **Gail Wilson seconded the motion. Gail Wilson, Elizabeth Bagi-Pabst and Mary Boggs voted Aye. Rich Burna voted Nay.**

Swim Team – the Recreation committee made a recommendation that the Board approves the swim team to use the pool from Tuesday to Thursday from the hours of 8:00 to 10:00 am and the non residents pay the yearly fee. **Rich Burna** made a **motion** to approve the swim team recommendation. **Mary Boggs seconded the motion. All members present voted Aye.**

Easter Egg Hunt – scheduled for Saturday, April 7th between 4:00 pm and 6:00 pm. The Board approved an expenditure of \$200.00 for additional candy if needed. The Board also approved to purchase \$200.00 worth of Polaroid film for the event.

Architectural Review Committee – Nancy Mull

The front sign should be completed by the 15th of April. The board has requested the landscaping company “round out” the trees that sit at the corner of the Woods Drive and the Woods Drive W. The ARC recommends that the Board approve Cindy Mars to build a 1320 square foot home on Twin Pines; the covenants require a 2000 square foot home. **Mary Boggs** made a **motion** to approve the recommendation. **Rich Burna** **seconded the motion. All members present vote Aye.**

Finance Committee – Dave Czerw

Terri Causer has resigned from the Finance Committee. January and February expenses were within the budget. There was a positive variance of \$23K. The year end audit is completed. Janice Lake (the auditor) will be at the Finance Meeting in April. Street and Drains does have the \$3500 in budget for the fish barriers and grass carp, this should be coded under 915. Recreation does have the lifeguard contract and the pool furniture in the budget for 2007. The tennis courts repairs are in the reserve budget for 2007 in the amount of \$10K. Dave will be joining all committees in the month of April to discuss the 2008 budgets.

Streets & Drains – Jim Blache (not present)

Streets and Drains made a recommendation to install \$500.00 of fish barriers. **Mary Boggs** made a **motion** to approve the recommendation. **Gail Wilson** **seconded the motion. All members present voted Aye.**

Streets and Drains made a recommendation to purchase carp fish in the amount of \$3,000.00. **Rich Burna** made a **motion** to approve the recommendation. **Mary Boggs** **seconded the motion. All members present voted Aye.**

Woodsette – Jan Miller (not present)

Covenants & WOW – Lori Abramson

Women of the Woods are going to host the Margarita Party this year. They are recommending the Board approve \$1,000.00 for this social. **Rich Burna** made a **motion** to approve the recommendation. **Elizabeth Bagi-Pabst** **seconded the motion. All members present voted Aye.**

The covenants and by laws have been delivered to the Board for review. Anyone else interested in seeing these can contact Lori Abramson for a copy. The Board will set up a community meeting for questions and answers.

Rules & Safety – Juan Moreno (not present)

Other:

Vacation and Personal Leave – Employee Handbook – this was tabled until all members of the Board have a chance to go over it thoroughly.

Remove two dead Pine trees at Atlantic parking lot – **Gail Wilson** made a **motion** to approve the bid for \$750.00 to remove the trees. **Mary Boggs seconded the motion. All members present voted Aye.** This was put on hold before Dewey Marshall signed the bid so that he could inspect the trees.

Remove trees leaning up against the fence line at Hodges – This was tabled until we can get a bid to remove/clean up all the trees along the fence line area.

Extension of Management Contract – **Gail Wilson** made a **motion** to extend the contract with Marsh Landing Management until 12-31-2007. **Mary Boggs seconded the motion. All members present voted Aye.**

Irrigation Repairs – This was tabled until Dewey Marshall has a chance to speak with Buddy to get particulars of the project.

Homeowner's Open Forum

No comments from the homeowners.

Dewey Marshall adjourned the meeting.