

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF
THE HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

Feb. 12, 2009

A meeting of the Board of Directors of the Woodland Waters Homeowner's Association, Inc. was called to order at 6:30 p.m. on Feb. 12, 2009, at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. Jane Heid welcomed everyone and stated the meeting will be recorded. All members of the Board were present. The meeting opened with the Pledge of Allegiance.

First on the agenda was the reading of the minutes of the meeting held on December 11, 2008 by Secretary Bobbi Callaghan. Josh Williams noted an error in the minutes pertaining to the start date of our contract with Bogen Lawn and Maintenance and requested a correction. The date was changed to read 2009 instead of 2008. Josh then moved to approve the minutes. Brenda Elias seconded the motion. Motion carried and entered into the record.

Treasurer, Barbara Warren gave the Treasurer's report (Exhibit A), which is attached. She stated about eighty percent of the Enclave have paid their dues. Josh Williams moved that we accept the Treasurer's report. Russ Coomer seconded the motion. The motion carried and was entered into the record.

The Committee reports are as follows:

LEC

Chairman, Dave Jolliffe, reported that our lawn company wanted to change its mowing day from Tuesdays to Wednesdays. Lately the weather conditions have prohibited grass cutting. Dave noticed that the Bogen Lawn and Maintenance has not been cleaning the waterfall pump and they must be reminded to do so.

The Spring Clean-up is coming soon. No date was given. The new plantings along the Boulevard survived the winter's freezing temperatures. Fertilizing will begin soon. Dave noted that the price for fertilizer has dropped slightly. We will not begin any trimming until danger of freeze is gone. Russ Coomer volunteered to help with the fertilizing.

Jane Heid noted that she has seen Bogen employees doing clean-up in the development.

ARC

Mary Mazzuco reported there was no new business to pass on to the Association.

WELCOME COMMITTEE

Barbara Warren said she received County maps and information booklets from Bobbi Callaghan to pass on to new residents. She will also include a small houseplant to the welcome packages. She stated she had about five new residents to visit. Barbara asked that Association members notify her if they know of any new move-ins.

DEED RESTRICTION COMMITTEE

Bobbi Callaghan said two violation letters were typed and ready to be sent out the following day.

A member noted there is a commercial vehicle on Tooke Shore that may need a letter.

Bobbi Callaghan stated that when a renter is in violation of a deed restriction the Association deals directly with the property owner. The owner is the responsible party and must see that their tenants comply.

SOCIAL COMMITTEE

Bobbi Callaghan stated that Glen Lakes Country Club might be able to offer discount memberships and other amenities to residents of Woodland Waters. She is to have a meeting with them in the near future.

President Jane Heid explained that the Homeowner's Association has the use of this room at the church one evening each month. We are only utilizing it every other month for our Board of Directors Meetings. She went on to say that the committees could begin to utilize this room on the off months for their meetings and/or workshops. The committees can also meet prior to our Board meetings.

Jane Heid brought up the issue of putting business cards on the bulletin boards at the mailbox pavilions. She said the Board, at a previous workshop, agreed that this could be permitted. A notice of bulletin board posting requirements will be added at each site. A resident may post services or sale items. Each posting must be dated and may remain for up to ten days. Size will be limited to 4x6 inches.

Next on the agenda was the status of non-construct properties and what action is to be taken. One non-construct property has been on the books since 2007. Jane explained that the lawyer stated that if a bank were foreclosing on any property we may have a lien on; we probably wouldn't see any of the monies owed us. We will be the low man on the totem pole. At this point with the condition of the housing market and the economy, the Board is strongly discouraging foreclosures on homes.

Jane next explained the issue at hand with the Enclave. We are the Master Association and will continue to collect assessments due us. More than eighty percent of the residents in the Enclave are paid up to date. We will proceed with liens on unpaid assessments.

Jane Heid and Barbara Warren gave an update on the status of overdue assessments and non-constructs. Two foreclosed properties have been sold. One property is in bankruptcy.

The last item to be addressed is our Webmaster gave his notice. He will no longer be available to us. Jane Heid has talked with a couple of new prospects that have shown an interest in working with us for approximately the same amount of money.

No other business was put before the Board. Josh Williams moved to adjourn the meeting. Brenda Elias seconded the motion. The motion carried.

The meeting adjourned at 8:05 p.m.

Bobbi Callaghan, Secretary
