

**TWENTIETH ANNUAL MEETING MINUTES  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.  
10/08/09 AT THE CHRISTIAN CHURCH IN THE WILDWOOD AT 6:30 P.M.**

The twentieth annual meeting of the members of the Homeowner's Association of Woodland Waters was held at the Christian Church of the Wildwood, 10015 Country Road, Weeki Wachee, Florida 34613 at 6:30 PM. President Jane Heid welcomed everyone and opened the meeting with the Pledge of Allegiance. She stated we definitely had a quorum per Secretary Sean MacVicar, the meeting would be recorded and that everyone had 3 minutes to speak on any items posted on the agenda. She stated that due to a severe ear infection and loss of her hearing in both ears, Brenda Elias would conduct the remainder of the meeting for her, at which time, Brenda took over the meeting.

Brenda Elias introduced the Board members and then read the minutes from the Nineteenth Annual Meeting and stated that a copy will be posted on the HOA website. A motion was made by Russ Coomer to approve the minutes and put them into record. Rod Walters seconded the motion and the motion carried.

Brenda stated that Sean MacVicar, Secretary and three volunteers, Joe Mazzuco, Carol Spada, & Ken Lavitka would count the votes from the ballots. While they were doing the counting, Barbara Warren read the Annual Financial Statement for 2008 dated December 31, 2008 and the budget review for 2010. She said that the Association dues would remain the same as the previous 2 years in the amount of \$143.00. A loud round of applause came from the membership. She stated that a copy of the statement & budget would also be posted on our HOA website. A motion was made by Russ Coomer to approve the financial reports and put them into record. Rod Walters seconded the motion and the motion carried.

Brenda then asked the committees to give their reports. Mary Mazzuco, Chair for the ARC stated that it has been a very slow year. She explained how the ARC process works. There were 14 projects, 12 of them have been approved, and 2 were outstanding waiting on additional paperwork. Mary discussed Lot 1 in the Enclave stating that there was never any paperwork turned in on that home being built. She had talked to the construction manager and he was going to get her the proper paperwork.

Dave Jolliffe gave his report for the Lifestyle Enhancement Committee (LEC). Dave said that the pump went out and had to be replaced. It was 20 years old and was the original pump put in by Mr. Swartzel. At the same time, he had Eric pull out all the old grass in the pump area at no additional charge. They pumped out all the water in the pond with the pump the Edna Hoover had donated to the Association a couple years ago. (Thank you Edna again). They rebuilt the platform and instead of wood, they welded it with rebar. He stated that it had been rebuilt by Bill Schuck & Fred Strotjohan a couple times before. Dave stated that he was extremely pleased with E. Bogan Maintenance for our lawncare. He also stated that we had saved over \$7,000 this year in lawncare costs by changing our service providers. One of the members questioned Dave to see if we could use some of the money that we saved and have E. Bogan mow the front portion of the lots that are not constructed upon and the lots that are in foreclosure. Dave said in fact that he had already spoke with Eric about mowing the common areas and along the roadways where the county mows twice a year. Eric had started already mowing those areas the past 2 days and was mowing the areas at a very good discount price, and within his LEC budget. In the picnic area they had replaced the split rail fence several times. Dead trees in the picnic area were removed due to some beetles killing the trees. The center aisle along the Boulevard was full of stinkweed and a continuing problem so they removed the 20 year old shrubs from the center and decided with the current water restrictions that grass would be the best thing to have there at this time. Dave said that the center post in the front mailbox area had been treated for termites and had been covered and painted after the appropriate treatment.

Brenda then announced that if there was anyone interested in joining one of the committees, there were sign up sheets up front where Sandy Cooper, Denise Jolliffe & Faye Strotjohan were checking members in. And, that the Board and members thank you ladies for helping with that part of the Annual Meeting.

Brenda then announced that the ballots were still being counted and that everyone could help themselves to sandwiches, drinks, chips, cookies and brownies from Publix until the ballots were finished being counted. Brenda's daughter Angela and her friend Jenna served the crowd. And again thank you ladies for volunteering to serve the refreshments. Everyone ate and visited with other members.

Brenda announced that the meeting would reconvene the meeting and wrap it all up.

Barbara Warren thanked Brenda Elias and Jane Heid for volunteering to run for another 3 year term on the Board. There were no other volunteers that had come forward to run for the Board. Brenda called upon Secretary Sean MacVicar for the ballot results. Sean stated that Brenda Elias and Jane Heid were elected to another 3 year term each on the Board of Directors. He also stated that the amendment on the ballot for the proposed spending cap by a future Board did not pass due to the fact that there was not a 75% vote that was needed to pass the amendment. Several of the members wanted to know why we couldn't have a separate ballot mid-year to put this in front of the membership again, that we need to get more people out in the community to start explaining this amendment to the people that did not understand the amendment. The discussion continued for 20 minutes on how we can get more people to send in their ballots and to understand that if they don't vote, this amendment will never pass. One member stood up and stated that if the Board put this amendment back on the ballot for vote, that several members he knew will go door to door and explain this amendment and pound the pavement to get this accomplished, and that people need to start sending the ballots in and taking a proactive approach, or that a management company will eventually take over the control of Woodland Waters and the entire Association. Several members stood and the crowd chided with them that the majority of the membership doesn't want a management company and they don't want a future Board to be able to spend at their will without the knowledge of the membership as a whole, and they want this amendment back on a ballot and soon. The members made it clear that they wanted the Board to act on the behalf of the majority of the members and not just an agenda by a few people. A round of applause went around the room again. Another member stood and said that they appreciated the money this Board has saved the Association and to keep up the good work, and that they were standing with this Board. Another round of applause resonated around the room. One other member remarked that she was glad she came to the meeting, as she really didn't know the details of how our Association really worked. She had heard in the past that the meetings had gotten out of hand and there was too much controversy at the meetings. She said after this meeting she felt more informed now, and that she was going to start coming to the meetings more often now.

Jane Heid thanked the members for their praise of this Board. She thanked all the members you came to the meeting and those that had sent in their ballots by mail. She also told the crowd to applaud themselves for attending the meeting and in their efforts in helping this Board stay proactive for all the members.

Sean MacVicar made a motion to adjourn the meeting and the motion was seconded by Russ Coomer and the motion carried. The meeting was adjourned at 7:55 PM.

The Board of Directors