**WOHA Annual Meeting**

 **Marsh Creek Country Club**

 **January 27th, 2024**

**Call to order**: 10:10 a.m. by Acting President, Sam Iandiorio

The Annual Meeting was opened up by Acting President, Sam Iandiorio. He noted that he’s serving in this role during the medical absence of the President, Bob Parker. After thanking the residents at the meeting, he introduced the board members and each member was called to provide an update on their area of responsibility.

The Secretary, Janet Chory noted the recent digital vote for the Article 7.4 (a) Board of Directors, Composition that received 35 votes (33 approved, 2 denied) that will enable the addition of single board members (vice increases in multiples of 3). She noted that she will be filing the 11th supplemental change to the WOHA bylaws and covenants in the Clerk of Courts. She also noted that in addition to posting signs prior to the monthly board meetings, she will be emailing the WOHA residents with a draft agenda.

The Treasurer provided an update on the 2024 budget & distributed the final 2023 budget to the attendees. As of 12/31/2023, the builders account was $1,986.00; the checking account was $4,129.80; the money market account was $58,422.47; the pump fund was $15,799.55; and road replacement account was $69,802.69. The total closing 2023 budget was $150,149.51. She also highlighted the new higher interest money market account that was obtained which provided $3K plus in interest this year.

The Director of Landscaping provided an update on a tree trimming survey that will provide trimming throughout the common areas and the stand-up of the committee to enhance the A1A Beach Blvd gate entrance. She noted the first initial estimate for the committee’s suggestions were approximately $50K. The committee will relook other less expensive options to enhance the security, lighting, access, and beautification of the front gate. She also provided reminders regarding yard waste disposal and the importance of calling Public Works for special pick up.

The President then highlighted the significant projects completed during 2023 to include the new road repavement, new Madrid gate sign and island, the mini-library, new benching donated by a resident, numerous new lights/cameras and IQ Fiber infrastructure installation.

He then called the Secretary to announce the voting of the open 2024 Board members. The Secretary announced the ballot results (which were counted & reviewed by residents Maria Carlson and Dale Raterman). The ballot resulted in the highest votes for the following 3 Directors for a 3 year term - Jessica Kline, Janet Chory and Lorna Kirkham.

**The annual meeting closed at 10:45 a.m.**

The new Board held their monthly board meeting right after the annual meeting. The resident attendees included Mary Ellen Zydell and Lana Bandy.

The 2024 board members (excluding President Bob Parker) discussed the role and responsibilities needed for the board. After discussion the following roles were agreed upon -

President - Bob Parker

Acting President, Vice President, Chair/ARC - Sam Iandiorio

Treasurer - Jessica Kline

Secretary - Janet Chory

Director, Vice President II, Sergeant in Arms - Allyson Breger

Director - Lorna Kirkham

The Board discussed the need to fill the vacant Board Director position (to backfill Mike Sharman’s position) and agreed to verify if Allan Stanzcak (who was on the ballot) was interested in filling this position. The Acting President stated he will reach out to him.

The Acting President noted ongoing problems with the Madrid gate requiring new ball bearings. He requested authorization to purchase new bushings/roller parts not to exceed $300. The Board approved this expense and it was agreed that the President and residents Tim Norberg/ Steven Johnson will install the new parts. The Board discussed the need for a new contractor for gate repairs and suggested contacting other local HOAs for the contact information on their gate contractors.

The Board discussed a recent complaint noted to a board member regarding new lights on a neighbor’s home that are directly hitting the resident’s home. The Board agreed that the complaint should be documented and then addressed accordingly.

**Next Meeting**: Next meeting is Thursday, February 22, 2024 @ 6:00 at Marsh Creek Country Club. The board decided to target the monthly meetings on the 4rd Thursday of each month (March 28th, April 25th).

**Meeting Adjourned at 11:30 a.m.**

**Notes taken by Janet Chory, Secretary**