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Description automatically generated **WOHA Monthly Meeting**

**February 9th, 2023**

**Marsh Creek Country Club**

**Call to order**: 6:05 by President, Bob Parker

**Previous Minutes Approval**: December 14th 2022 and Annual 2022 (January 21st 2023) Board meeting minutes approved

**Board Attendees**: President - Bob Parker; Vice President & Director of Landscaping – Sam Iandiorio Treasurer - Jessica Kline; Director of Landscaping – Allyson Berger; Director – Architectural Review Board – Mike Sharman, and Secretary - Janet Chory.

**Resident Attendees** – Nathan Lewis, Lana Bandy, Mary Ellen Zydell, Jim LeClare

**St Augustine Beach Police Presentation** – Chief Carswell and Officer Martinez attended and provided a brief update on their activities. They highlighted several outreach events including ‘Coffee with Cops’ on February 24th, ‘Bowling with Cops’ on March 10th for kids who register in advance and a bike rodeo. They also noted their facebook page for up to date information (concluded 6:40 pm)

**Treasurer Report**:

Treasurer presented budget as of 2/9/2023 with Builder’s Bond at $24,030.00; Checking at $74,931.54; Pump fund at $12,448.74; Reserves at $19,702.28 and Road Replacement at $49,772.78 totaling **$180,885.34.**

Treasurer noted that there are ten (10) Lots with outstanding annual dues remaining and she would be preparing the WOHA 2022 taxes and 2023 board members annual filing.

Board voted to approve the refund of the security deposit ($1,000) for the pool recently completed on Lot 29.

**Secretary Report**:

Secretary highlighted that 3 residents emailed their interest in the call for volunteers as follows – Lorna Kirkham and Vanisha Patel for the social committee, and Lauren Baker – any committee. Other board members noted Steve Cacchio, Dale Raterman, Lana Bandy, and Jim LeClare for the Architectural Review Committee; and Jessica Kline for Landscaping.

Discussed the results of the bylaw/covenants ballots that were tallied by residents, Maria Carlson and Joe Price. A total of 39 ballots were received which exceeded the minimum number for a ‘quorum’ per the covenants. A summary of the ballot count was issued and discussed. Secretary will seek a legal opinion on the interpretation of the current covenant/bylaws on the 50% ‘quorum’ approval language.

**ARC Report:**

Director noted the ARC request for a pool on Lot 45. The Board approved a security deposit in the amount of $5,000. Director noted the current security deposit and other renovation deposits are low in comparison to other HOAs and recommended an increase. He will conduct additional research on security/builder fees imposed by other HOAs.

**Operations Report:**

Director noted a resident volunteered to powerwash the shed, shed’s pathway and community island curbs. The board approved the volunteer powerwashing services and to pay for the materials up to $200 as needed.

Director discussed the recent road damage between Lots 31 and 9 and need for security cameras and signs to alert truck drivers. Lot 9 Resident offered their Wifi connection when the camera is installed.

President highlighted the issue of additional community lighting and the board agreed that additional lighting may be beneficial. Director of Operations will submit a draft plan for lighting and estimated costs for future board review.

**Landscaping Report:**

Director of Landscaping discussed the recent proposal from Brock Fence for a fence extension at the Madrid Gate entrance. After lengthy discussion, board agreed to verify if the extension should be to the fence was a good investment given the future construction on Ewing Street and that the gate material should match the current commercial grade white metal fence. Director agreed to evaluate the length of the extension to determine if it should be installed to the gate line of Lot 50 (adjacent to the gate).

Discussed the ‘island’ enhancement effort to include the irrigation on the island between Lots 28 and 33. Additionally, the Diretor will bring an estimate of the landsaping expenses (plants, shrubs) to the next board meeting for early spring planting.

**New Business:**

The homeowner for Lots 20 and 21 recently filed combined his two (2) lots via a county filing in preparation for his plans to have architectural drawings for a home addition which will require a construction permit as well as WOHA ARC approval.

President handed out a draft template of a Quarterly Newsletter that he would like drafted. He noted that two residents expressed interest in designing it (Vanisha Patel and Kristi Stanczak) and one potential editor (John Wilson).

**Old Business:**

Board approved an additional 90 day approval (through May 2023) to Lot 44 to operate a dog grooming service with the prior agreed upon conditions.

**Ad Hoc**: Jessica Kline requested that the Madrid gate be open for a few hours for a bridal shower event at her house. Board concurred.

**Next Meeting**: Thursday, March 9th, 2023 at Marsh Creek Country Club.

**Meeting Adjourned at 8:20 p.m.**

Respectfully submitted by Janet Chory, Secretary