 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **October 17th, 2024**

**Call to order**: 6:03 by President, Sam Iandiorio

**Previous Minutes Approval**: September 19th, 2024 minutes approved.

**Board Attendees**: President - Sam Iandiorio; Treasurer – Jessica Kline, VP/Director Landscaping – Allyson Breger, Secretary – Janet Chory, Jim LeClare, Bob Hellerman, Co-ARC and Lorna Kirkham.

**Resident Attendees**: Patty Crum, Dale Raterman, Debbie Iandiorio

**Treasurer Report**:

Treasurer’s WOHA report balances as of 10/17/2024 are as follows – Builders Bond ($32,236.00); Checking ($4,890.13); Reserves ($57,071.12); Pump Fund ($16,714.93); and Road Replacement ($76,739.70) for a total of **$187,651.88.**

Treasurer noted that she is preparing the 2025 budget and will present it at the November board meeting for review and approval. The board discussed that the WOHA community should be notified of the budget review as part of the agenda. The Secretary agreed to include the budget notification with the November board notice along with the draft 2025 budget as an attachment.

**Secretary Report**:

Secretary noted that her discussions with Web.com included a revised quote of $1,000.00 (from $1,500 and the earlier $2,000 quote) contingent on the upfront payment of 100%. The Web.com representative noted that upfront payment was their standard practice. Given that Web.com is a long-established company that we’ve currently using, the risk was considered minimal. The Board approved the $1,000 expenditure of the web design. The approximate development time is 6 – 8 weeks along with design changes. The monthly price will change from $17.24 to $24.59/month.

Discussed the need to finalize the budget along with the annual assessment fee in order to prepare the new year 2025 ‘mailer’. The mailer will need to go out in December and then the annual meeting in January 2025. Also discussed that several board members positions will be open in 2025, therefore a ballot will be needed for voting.

**Landscaping Report**:

The Board discussed the post Milton impact to WOHA which includes fallen tree limbs, branches. Also, a tree branch in a common area will be looked at behind Lots 33 & 7 to assess what needs to be done. The Board agreed to host a ‘community clean-up’ day in November to assist with basic clean-up.

The Director Landscaping received a quote of $1,000 from Monroe Landscaping to do a complete leaf removal in the common areas/entrances. The President requested another quote be obtained as this price seemed high.

The Director Landscaping evaluated the perimeter of the Big Magnolia common area to recommend a shrub/plants for the edge (where the ‘no dumping’ sign is placed). She recommended that 3 – 4 Vibranium be planted and the Board concurred with an expense under $200.00

**ARC Report:**

**Approvals -**

* + Lot 38 (224 Big Magnolia Ct) – request for Ancient City pool pending receipt.
	+ Lot 60 (312 Spanish Oaks) – new home build.
	+ Lot 8 (141 Whispering Oaks Circle) – project complete. Board agreed to refund $250 deposit contingent upon ARC final inspection.

**Operations Report:**

A new contract with Sunbelt maintenance was provided for signature for the gate maintenance. They noted several safety concerns with the gates to include the width of the bars on the gate & no safety latch to get out of the gate from the inside. There was a discussion on ‘work arounds’ as the company was concerned about liability. They also provided a quote to have a wireless gate which is under review.

CPC Water Pump contract needs to be renewed. Discussed the water levels in the vacant lot next to Lot 56 & it was noted that the city will drain that area given it originates from the city property behind our neighborhood behind the Publix (the City is prioritizing the main roads first post Milton hurricane).

The Director Operations noted that Sea Colony obtained a 50% reduction in their annual water disposal tax assessment. WOHA will file for a reduction for our community, however, needs to file in the St. John’s Clerk of Courts our WOHA info.

Discussed that the street lights timers need to be changed. Also, the road markings need to test to see if the ‘paint’ will be adequate to use on all the road coverings.

**Old Business**:

The Community garage sale on Oct 18th & 19th has been publicized via email & on Facebook, next door.

**Front Gate Revitalization Project:**

The new lettering & painting of the new WOHA sign at the A1A Beach Blvd. entrance is scheduled for the first week in November. The Secretary will send out an email to notify the residents.

**Next Meeting**: Next meeting is Thursday, November 14th @ 6 pm. Marsh Creek Country Club.

**Meeting Adjourned at 7:49 p.m.**