 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **June 15th, 2023**

**Call to order**: 5:59 by President, Bob Parker

**Previous Minutes Approval**: May 18h 2023 Board meeting minutes approved.

**Board Attendees**: President - Bob Parker; Treasurer – Jessica Kline, and Secretary, Janet Chory.

**Resident Attendees**: Mary Ellen Zydell, Dale Raterman, Bob Hellerman, Tim Norberg

**Treasurer Report**:

Treasurer’s WOHA report balances as of 6/15/2023 are as follows – Builders Bond ($3,508.00); Checking ($2,910.60); Reserves ($90,908.53); Pump Fund ($15,484.08); and Road Replacement ($69,774.03) for a total of $182,743.43.

The final expenses for the June 2023 Annual Cook-out was $638.45. The 50/50 raffle netted $323 to the WOHA. With the 50/50 proceeds, the final expenses for the cook-out totaled $315.45.

Treasurer noted that she contacted the insurer for board coverage & it covered only fraud by board members. After discussing the current controls in place, the board voted that it wasn’t a necessary expense. This insurance has never been carried by the WOHA.

Highlighted the e-mail board approval last week to return the security deposit to the Lot 23 homeowners for their recent exterior house painting. She will return the deposit directly to the homeowner.

**Secretary Report:**

Secretary noted that WOHA Thank you letter for the vendors donations and the two non-WOHA judges were delivered noting thanks and appreciation for their support.

**ARC Report:**

Two issues were noted on with newly erected fence on Lot 19. The red fence color and front fence placement are not in adherence to the initial board approved ARC request. The board discussed option to remedy these issues. The board agreed that the exterior (Street facing) of the front fence would need to be painted neutral & the front east decorative edge of the fence would be taken down. The President will discuss with the homeowner directly.

A complaint was noted regarding a truck parked off the driveway in the side yard on Lot 23. The Treasurer agreed to inform the homeowner that vehicles are not permitted in the yard when she is returning their security deposit for recent home painting.

President noted that he will contact the President of Next Generation Homes to remind them that all trucks must use the Madrid Street entrance that that they needed to address the muddy runoff (lack of protective barriers) in the new home construction. Their builder’s bond would be reduced to remedy the mud runoff if not properly addressed.

**Operations Report:**

Rotor Rooter cleaned all the drains in the neighborhood. The board approved the payment of their invoice in the amount of $1,145.00.

Tim Norberg noted extensive repair of the Madrid gate entrance including all damaged parts (by resident Steve Johnson and Tim Norberg). Board approved the APK Austin invoices for $972.35; $164.69 and $525.05. Waiting for a quote from Hardwick for new conduit.

President requested approval to proceed with the quote from Hecht Landscaping in the amount of $720.00 to power wash A1A WOHA entrance sign, repaint the entire sign and lettering as well as power wash the fence and concrete walkway near the front shed. The Board approved this request.

**Landscaping Report:**

The new wooden plant & tree plaques have been placed throughout the neighborhood. These wooden signs with laminated labels were made by WOHA residents at no cost. A comment was made that multiple signs for the same plant/tree shouldn’t be placed in the same area.

A new palm tree was planted on the island on Whispering Oaks Circle (near Spanish Oaks street cross street) by Lot owners 21 in memory of their father who was the original homeowner.

**New Business:**

Lot 44 homeowner requested permission to install a wooden bench in honor of her parents that were one of the first residents in WOHA. She noted that she would play and install the bench and showed a picture of the selected bench. The board approved her request – which would be place in the edge of the trees in common space mid-Whispering Oaks Court.

Jim LeClare noted that the recent city hall meeting on the proposed Publix renovation addressed the community concerns regarding having adequate trash bins and set-back/boundaries to back property line slated for a future SAB park. The noted that the Publix construction will take approximately 14 months to commence within the next year as soon as all permits/approvals are obtained.

**Old Business**:

The next edition of ‘Whispering Stories’ is in preparation and release/distribution is expected July 2023.

Jim LeClare noted that proposed Sea Colony Ocean Hammock walkway is no longer an issue based upon recent local meetings. Final state decision is still pending.

**Next Meeting**: No meeting in July. Next meeting is Thursday, August 19th @ 6:00 Marsh Creek Country Club.

**Meeting Adjourned at 7:50 pm.**

Respectfully submitted by Janet Chory, Secretary