 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **January 11th, 2024**

**Call to order**: 6:02 by President, Bob Parker

**Previous Minutes Approval**: January 11th, 2023, Board meeting minutes approved.

**Board Attendees**: President - Bob Parker; Treasurer – Jessica Kline; VP/Director, Operations and Co-Chair ARC – Sam Iandiorio, Director/Landscaping – Allyson Breger, and Secretary – Janet Chory. Mike Sharman – not in attendance.

**Resident Attendees**: Mary Ellen Zydell, Martin Zydell, Dale Raterman, Henry Parks, Steve Johnson, Jim LeClare, Jean LeClare

**Treasurer Report**:

Treasurer’s WOHA report balances as of 1/11/2024 are as follows – Builders Bond ($1,986.00); Checking ($14,789.00); Reserves ($60,422.47); Pump Fund ($15,799.55); and Road Replacement ($69,802.69) for a total of $162,799.75.

Secretary noted that the new holiday lights/decorations purchased were less than $450. She returned unused extension cords/lights initially purchased.

She also noted that she has finalized the WOHA 2023 Treasurer’s Records/Binder for independent review/audit by 2 non-board residents. Additionally, she has received a dozen 2024 dues payments to date.

**Secretary Report:** Secretary noted that the STOP sign on the old Madrid entrance island can’t be removed from the old post, so a new one would need to be purchased. The President noted that there is a spare sign in the shed that can be used. Board agreed that it should be posted on the Madrid gate (vice island).

Secretary brought to attention a ballot that was received that was filled out with candidates’ names submitted with their positions. Board agreed that it was appropriate for Secretary to contact the resident to inform her to re-submit her ballot with names only.

Secretary noted that she would be drafting the 12th covenant supplement to officially record at the court house that the proposed change to permit ‘single’ member additions to the board were allowed (vice in ‘multiples of three’ as currently written).

**Landscaping Report**:

Director of Landscaping noted that BNS Signs came out to look at our current front entrance and provide guidance on the committee’s proposed re-configuration (including the movement of the bollard/keypad area & new sign). The contractor noted that the very rough estimate could be $50K. The Board agreed that the current budget isn’t sufficient & if we were to pursue a major project for the entrance, a special resident assessment would be needed. The Board agreed to have the Director of Landscaping discuss further options for changes to the entrance that would scale down the costs as well as seek additional estimates/guidance from another contractor.

Director of Landscaping noted that she is scheduled to meet with a local tree trimming contractor on January 12th to determine which trees/shrubs need to be trimmed in the common areas. The Treasurer volunteered to join her and record & photo the trees/landscaping that would be trimmed.

**ARC Report**:

Lot owner 55 met with D/ARC and several residents at his lot to discuss his upcoming plans to survey, start the permitting process for his new home. The resident noted that the home building process will take approximately 18 months. His ARC request has not been submitted at this time.

D/ARC noted that the Lot owner 56 will be expanding their driveway 2 feet and their current security deposit is sufficient to cover this change.

Lot owner 20/21 is preparing Phase II permits/paperwork for his new addition.

**Operations Report:**

Director Operations noted that 2 quotes were received for the concrete work on the entrance curb apron – one quote for $4K and the other $3.2K. A resident in attendance noted that he may have leftover concrete that could be used. Director of Operations will look into options of having one of the contractors use WOHA provided materials to defray costs.

**New Business:**

The Board agreed to accept Mike Sharman’s resignation from the board as D/ARC and that Sam Iandiorio would assume the D/ARC responsibilities. The new successor D/Operations would be appointed after the upcoming Board elections. The Board voted and approved this change.

Jim LeClare noted that the recent City Commissioner’s Meeting discussed the nautical Christmas lights that were formerly put up, however FPL had prohibited the lights the past few years. The City obtained approval to used the decorative nautical holiday lights for 2024.

**Old Business**:

The new bench installation has been completed in the common area on Whispering Oaks Court (donated by Mary Ellen Zydell).

**Next Meeting**: The Board agreed to change the location meeting of the Annual WOHA Meeting on January 27th to Marsh Creek Country Club due to weather concerns. The next monthly meeting is scheduled for February 8th at Marsh Creek Country Club. A resident suggested that a WOHA email reminder be issued a few days in advance. The Secretary agreed to send out a reminder e-mail with the draft agenda a few days prior to the monthly board meetings.

**Meeting Adjourned at 7:38 p.m.**

**Notes taken by Janet Chory, Secretary**