 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **August 22nd, 2024**

**Call to order**: 6:00 by President, Sam Iandiorio

**Previous Minutes Approval**: July 11th, 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**: Nathan Lewis, Dale Raterman

**Treasurer Report**:

Treasurer’s WOHA report balances as of 8/11/2024 are as follows – Builders Bond ($21,986.00); Checking ($w,839.36); Reserves ($64,666.37); Pump Fund ($16,621.79); and Road Replacement ($76,300.96) for a total of **$182,414.50.**

Treasurer noted that the ‘Reserve Study’ (30 year projection) is still in progress. Targeted to be completed by the close of the CY.

**Secretary Report**:

Secretary highlighted that the Fall ‘Whispering Stories’ Newsletter draft is close to completion and is scheduled to be released within 2 weeks. The Board agreed upon the request that the ‘You’ve been Boo’d’ Halloween voluntary activity should be permitted & highlighted in the newsletter.

**Landscaping Report**:

Director Landscaping noted there still is an ongoing issue with improper yard debris ‘dumping’ in the a few areas in the community. The Board agreed that ‘no dumping’ signs should be placed in the 2 areas. The Director and Dale Raterman will provide sign verbiage to the Secretary & she will order the signs. Once the signs are installed, a reminder will be sent to the community to highlight that ‘no dumping’ is prepared and should be within each resident’s curbside property line. that all the sprinklers at the front entrance have been adjusted to insure the new planting thrive (Waterwork’s invoice was $525 including $90/quarterly maintenance fee).

**ARC Report:**

**Approvals -**

* Lot 8 (141 Whispering Oaks Circle) – request for R&R decking on the east side of the house approved. Security Deposit of $250 required.

**Operations Report:**

Director noted that he is still waiting on a response from IQ Fiber on the spray paint markings removal. Black asphalt ‘paint’ (1 gallon) to test on a marking, however the Boad agreed to wait until IQ Fiber provides additional input.

Waiting on a gate quote for a new antenna. Board approved the $100/monthly per gate maintenance contract with IAS. Board recommended a set monthly schedule be established to ensure ongoing issues are addressed.

Director has been working with local & St. John’s county to provide required information on the WOHA pump system to help obtain a reduction in the annual waste disposal assessment they intend to start in CY2025.

Board agreed that the small orange cone should be removed from main entrance & a top filled off.

Director recommended postponing the concrete apron installation until the new sign & front entrance keypad decisions are finalized.

**New Business:**

Residents have requested fall garage sale be scheduled. The Board agreed to Saturday, October 19th from 9 – 12 noon. The Secretary will notify the WOHA as needed.

Discussed if a formal protocol should be established on how to handle the gates during open houses. The Board agreed to highlight in an upcoming newsletter.

Discussed if a new security code for the gate keypad should be done. Board agreed to wait until a decision was made on any keypad hardware changes were approved.

**Old Business**:

The Board noted that the city is open to providing a reduced annual water disposal assessment (approx. $50 reduction per household) and they have been working with Sea Colony for a reduction given they have a water disposal system. Before city approval is obtained for a reduction, a licensed PE must certify that the WOHA water disposal system meets city standards. It was revealed that though the WOHA system has been in place for years, the permit was not filed. The Director of Operations will pursue filing the required permit & any other paperwork.

**Front Gate Revitalization Project** –

2 Board members visited Heritage signs to order the new front gate which includes a complete repainting (hunter green on the center backdrop) and metallic gold letter in the current font. The Board agreed on the revised price of $3,798.75 with a 4 – 6 week turn around.

Director Operations provided an update on the potential option of having a keyless security system (no keypad) which would enable the gate to be opened via auto remotes or on resident’s phone apps. Visitors could connect the homeowner & they could open the gates via their app. He is obtaining additional information on this option as it would be a significant change.

**Next Meeting**: Next meeting is Thursday, September 19th @ 6 pm. Marsh Creek Country Club.

**Meeting Adjourned at 7:45 p.m.**