 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **3175 A1A South, St. Augustine**

 **March 9th, 2023**

**Call to order**: 6:00 by President, Bob Parker

**Previous Minutes Approval**: February 9th2023 Board meeting minutes approved.

**Board Attendees**: President - Bob Parker; Vice President/Director Operations – Sam Iandiorio; Treasurer - Jessica Kline; Director/ARC – Mike Sharman; Landscaping – Allyson Breger; and Secretary, Janet Chory.

**Resident Attendees**: Jim LeClare

**New Newsletter** – Resident Vanisha Patel Martin discussed the new newsletter that will be distributed quarterly as a 1 page topical update on relevant WOHA topics, events and new residents. The newsletter will be entitled ‘Whispering Stories’ with an April release date.

**Treasurer Report**:

As of 3/9/2023, WOHA balances are as follows – Builders ($24,030.00); Checking ($78,743.24); Reserves ($19,702.60); Pump Fund ($12,448.95); and Road Replacement ($ 49,773.58) for a total of $184,698.37. She noted that she intends to discuss obtaining a higher interest rate for our WOHA monies with PNC Bank.

Noted she is processing the annual renewals for the 3 WOHA insurance policies.

2023 Annual Due – only 1 lot is outstanding. Treasurer has been communicating with homeowner.

**Secretary Report:**

Reviewed the final bylaw/covenant changes which resulted in all proposed changes approves with the exception of 6 proposed changes. Board agreed to defer additional discussion of the 6 changes not approved until the end of the year. Secretary will update the WOHA on the ballot results via email and start drafting the documents for the court filing.

Noted that she will issue a WOHA email on any items of interest for the new newsletter as well as an email to notify and caution WOHA residents on the water moconsines.

**ARC Report:**

Approved the ARC request for the new pool installation on Lot 45. Will request a builder’s deposit.

Discussed the resident’s intention to combine Lots 20 & 21 (to have separate garage and potentially a lap pool). Homeowner has filed with the county to formally combine lots.

**Operations Report:**

Discussed need for new signs and/or cameras for monitoring road damage on hills. Agreed that signs before the hills are needed to caution drivers. for truck caution need the hills. Board approved 3 new signs.

Discussed the schematic of the lights in the community and need for additional lights (in a phased manner).

**Landscaping Report:**

Board approved a max budget of $1,000 for new plants for the islands. Director Landscaping and Lana Bandy conducted a walk through to identify how many/types of low maintenance plants/shrubbery to procure. They plan to buy and plant all in the next few weeks.

Director/Landscaping will discuss with Monroe Landscaping the status of the replacement palm tree near the common area.

**New Business:**

Discussed the recent commissioners meeting topic of water moccasin bites and need for caution especially with children and pets.

**Old Business**:

Jim LeClare gave update on the Ocean Hammock Walkway relocation proposal.

**Next Meeting**: Thursday, April 13th @ 6:00 Marsh Creek Country Club.

**Meeting Adjourned at 8:30 pm.**

Respectfully submitted by Janet Chory, Secretary