 **WOHA Board Meeting**

 **Marsh Creek Country Club**

 **November 14th, 2024**

**Call to order**: 5:34 by President, Sam Iandiorio (call-in)

**Previous Minutes Approval**: October 14th, 2024 minutes approved.

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

**Resident Attendees**: Patty Crum, Henry Parks, Mary Ellen Zydell

**Treasurer Report**:

Treasurer’s WOHA report balances as of 11/14/2024 are as follows – Builders Bond ($34,986.00); Checking ($5,201.89); Reserves ($53,241.89); Pump Fund ($53,241.89); and Road Replacement ($76,933.01) for a total of **$187,119.73.**

The draft 2025 budget was presented, and the Treasurer provided a line-by-line overview to include notes on the changes. The proposed annual dues increase to $725.00 (a $30/year increase) was approved via a majority vote by the Board (6 approvals and 1 non-approval). This increase is the first change dues in years.

The Treasurer noted she will lead the effort to put up the Christmas decorations and lights on the weekend prior to Thanksgiving. The Secretary will send out an email highlighting the effort and interest for volunteers to assist the effort.

**Secretary Report**:

The new modernized WOHA website is underway. The new host name will be ‘whisperingoaksatstaugustine.com’. This new website will be mobile-friendly.

The next issue of ‘Whispering Stories is being drafted. It will highlight the annual meeting, the ROMEO club (Retired old men meeting) lead by Bob Parker, and also the voluntary ‘Holiday Cookie Stroll’ which will be organized by Vanisha Patel. An e-invite will be designed by Vanisha.

Discussed the annual meeting and mailer. The mailer will be mailed out & sent electronically mid-month given the annual meeting is scheduled for January 18th. The Board verified that 4 board positions will be open – 2 for members whose 3-year terms have been fulfilled & the other 2 positions for members who have fulfilled their 1 year terms as appointed members (post-election).

**Landscaping Report**:

The Director discussed the community leaf blowing project with Monroe Landscaping and she stated she would charge an hourly rate to remove the leaves in the common areas/entrances. Additionally, the oleander plants (3) were planted in the Big Magnolia Court common area (‘no dumping’ area).

The board discussed the invasive growth on vacant lot # 4 (151 Whispering Oaks Circle). Director of Landsaping will notify the owner via email that he is required to remove the invasive growth. His lot was also partially damaged by Capitol Concrete who delivered concrete to the new home build in Lot # 60. Next Genreration Homes will need to repair/refund the damaged area. The Secretary will provide the contact information on Lot # 4 to the Director of Landscaping.

**ARC Report:**

**Approvals**

* + Lot 60 (312 Spanish Oaks) – Capitol Concrete damaged trees on vacant lot (Lot # ). Generation Homes will need to repair/refund damage.
	+ Lot 20/21 (115 Whispering Oaks Circle) – the new fence, pool, roof and garage have been completed. Board agreed to refund $ security deposit (a balance of $ will be held for the ……).

**Operations Report:**

The Board discussed the IQ Fiber road markings. The sample test using black cover-up paint looked good, so Jessica Kline and Patti Crum agreed to help and have volunteers paint the markings throughout the community.

The Sunbelt quotes for gate repairs to include wireless entry options will be discussed next board meeting. The Board will need to fully assess all the logistical impacts of changing to a remote entry system.

**Front Gate Revitalization Project:**

The new front gate sign was installed and looks great. The old sign lettering was saved for potential re-use.

**Next Meeting**: Next meeting is Thursday, December 12th @ 6 pm. Marsh Creek Country Club. The annual meeting is scheduled for Saturday, January 18th @ 10:00 – 12 noon at Marsh Creek Country Club.

**Meeting Adjourned at 7:30 p.m.**