**WOHA Board Meeting**

 **Marsh Creek Country Club**

 **August 10, 2023**

**Call to order**: 6:05 by President, Bob Parker

**Q Fiber Quest Presentation**: Cory Oriola, Community Development Manager. Ms. Oriola provided presentation until 6:30. Presentation details in attachment. Overall consensus from board is that there appears to be no major issues or costs to be able to use the fiber services, however asked for additional information before a vote is taken.

**Previous Minutes Approval**: June 15,, 2023 Board meeting minutes approved.

**Board Attendees**: President - Bob Parker; Treasurer – Jessica Kline, VP/Director, Operations – Sam Inirio, Director/Landscaping – Allyson Breger, and D/ARC – Mike Sharman.

**Resident Attendees**: Mary Ellen Zydell, Tim Norberg, Dale Ratterman & Robert Hellerman

**Treasurer Report**:

Treasurer’s WOHA report balances as of 9/10/2023 are as follows – Builders Bond ($3,486.00); Checking ($2,593.89); Reserves ($85,417.11); Pump Fund ($15,573.35); and Road Replacement ($70,335.77) for a total of $177,405.77.

**Landscaping Report**:

Waiting for quote from Hardwick Fencing for the Madrid Street gate entrance extension. Mary Ellen Zydell referred Armstrong Fencing, Chris Herring at 904-356-2333. Director/Landscaping will contact Armstrong Fencing for a quote.

**ARC Report:**

Board reviewed email re-sent from Lot 31 resident concerning refund of construction security deposit. Review discovered that the email addresses in the initial email were all incorrect, therefore never received. The Treasure will prepare a letter with receipts and additional information to the homeowner outlining monies spent to repair roads from construction damage.

**Operations Report:**

Front entrance ballard repairs are in process. President suggested putting a baluster further up closer to the street and Tim Norberg suggested a portable stand with a sign as another possible option to prevent trucks from using the entrance (e.g., ‘No Trucks’).

Front gate entrance flood lights were replaced by President and VP and have been vandalized again. The President had the SAB Police, Officer King come out to see the damage and to out to document the incident. One option was discussed to add another camera with night vision to catch the individual(s) vandalizing the lights. The VP motioned to have Josh Kline buy another Ring camera. A vote was taken, and motion approved to buy the additional camera for up to $225.

Additionally, front gate needs cement (estimated 8 – 10 bags) added for erosion (front facing on the right side). President motioned to have D/ARC take charge of purchasing concert to repair the side with a budget up to $100. This motion was voted and approved.

The Madrid Street bullhead was repaired by the President. VP sought a quote for bullhead landscaping & soil – Leonardi’s quote was $2K. Waiting on another quote.

**New Business:**

The board discussed the Madrid island community sign quotes obtained by the Secretary. Board discussed other potential vendors for quotes including a vendor suggested by Tim Norberg. President motioned to have the Treasure and Secretary work together to procure a new sign up to the budget line item. Motion approved for new Madrid gate entrance sign.

**Old Business**:

Madrid Street Gate tracks need welding. Several quotes obtained – one from Edwards Ornamental for $12K. Tim Norberg suggested getting a quote to extend the magnetic field (the coil under the road that senses the car) to the front sides as well.

Discussion centered on the services provided by Monroe Landscaping, specifically that services aren’t being fully provided as stated in her contract. The VP will be contacting the company to discuss areas that need to be addressed.

**Next Meeting**: Next meeting is Sunday, September 17th @ 5:00 Sunshine Realty Company.

**Meeting Adjourned at 9:00 pm.**

Notes taken by Jessica Kline, Treasurer in the absence of the Secretary’s attendance. Final notes respectfully transcribed by Janet Chory, Secretary

**Q Fiber Presentation Notes – Cora Oriola**

Speaker passed out hand outs and wire diagram.

Q Fiber is seeking approval to install fiber lines in WOHA and estimate that the project installation will take less than a week (including replacing soil, sod…).

There is no charge to the HOA and no resident is obligated to sign-up for their services, they guarantee to fix anything damaged during the installation process, however they do NOT guarantee the prices (if residents opt to sign up for them) and they do NOT require a contract with the homeowners if they elect to have their services. They noted that trouble shooting due to service outages are no additional charge.

Q Fiber started local installation in February 2021 and have 24,000 homes signed up to date. Current target goal is 90,000 homes.

The lines would go 6 - 12 inches underground for the installation of the fiber. For the homeowner, it includes a mesh network (extenders) throughout the house @ no charge.

The DSL 5 – 12 megabytes per second is the current speed with current provider, AT&T. QFiber speed is stated to be significantly higher speed.

Significant benefit is that fiber will not be impacted by flooding/water (e.g., won’t lose internet connection during a storm).

Presentation ended at 6:30.