 **WOHA Board Meeting**

 **209 Madrid Street**

 **October 19th, 2023**

**Call to order**: 6:04 by President, Bob Parker

**Previous Minutes Approval**: September 17h, 2023, Board meeting minutes approved with correction to Lot numbers initially noted on draft.

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

**Resident Attendees**: Mary Ellen Zydell, Dale Raterman, Jim LeClare, Jean LeClare

**Lot 20 Pool ARC Request Discussion**: Owners presented an update on their ARC request for a pool adjacent to their current home. The permits have been obtained and the contractor is ready to start. The board concurred on the request and the Co-Chair approved with request for the new pool with a $5K builders bond. Co-chair will email the owner’s a statement of the ARC approval which will be provided to the builder. The next phase for the garage/pool house will be provided as a separate ARC request.

**Treasurer Report**:

Treasurer’s WOHA report balances as of 10/19/2023 are as follows – Builders Bond ($2,986.00); Checking ($23,706.82); Reserves ($61,877.32); Pump Fund ($15,663.15); and Road Replacement ($69,200.36) for a total of $173,433.36.

The Treasurer presented the 2024 WOHA budget with no significant changes from 2023 and the annual dues ($695) would remain unchanged. The Secretary will mail out to the residents the new 2024 budget along will the request for annual dues, board election and president’s letter in late November. She also presented the FPL monthly history for 2023 compared to 2022 which revealed significant monthly increases. After discussion, the board concluded the increase was likely due to the new pump installed in the new CY, however Director/Operations is going to contact the contractor that installed the pump to verify if the old pumps malfunction resulted in low usage.

Discussed the following builder security deposits:

Lot 9 – Treasurer verified that solar panels project is no longer being done, so the $1K deposit will be refunded.

Lot 45 – Deposit is still on HOLD until the City approves the completed pool project.

**Secretary Report:** Provided updated quotes for new Madrid island sign. A new contractor, Signs by Darrell provided the lowest quote for the sign & posts only (no installation) for a price of $595.00. The board approved this quote for a new HDU sign. Secretary will contact the contractor to place the order. The Board agreed to find a local handyman to install.

Discussed the timing of the mailing for the annual dues request, President’s letter and ballot for new board members. Two board members positions will be completed at the close of 2023, so the ballot will request residents to vote for 2 new board members. Additionally, the Secretary will email the WOHA for any interested candidates to be placed on the ballot. Both board members whose term are ending intend to run for re-election.

**Landscaping Report**:

Director of Landscaping noted the planting on the Madrid Island was completed and needed to obtain verify the costs of the plants that the MinuteMan contractor paid. The Director of Landscaping bought additional plants and the board agreed that given she was going to personally use the new plants in lieu of the MinuteMan plants that she would not be directly reimbursed.

Discussions regarding the foliage near the gates was important to keep any shrubbery, trees trimmed so the sensors would not be impeded. Director of Landscaping agreed to personally keep up any needed trimming to insure the sensors aren’t obstructed for proper operation.

**ARC Report:**

VP and Director of Operations agreed to also serve as the co-chair of the ARC. Secretary will email to the WOHA on this update. Discussion included if a 2nd signature was being obtained for the ARC requests. Additionally, noted that the covenants permit any ARC requests NOT approved within 1 month of submittal to be approved. One such instance was discussed (a hot tub for Lot 38) and Board noted that the resident installed hot tub as approval wasn’t given in a timely manner.

Lot 56 ARC Request – pending resolution on the easement on the property which will require a change in the pool measures by 6 inches.

Lot 38 New Home Construction - Board noted that Next Generation Homes needs to schedule an on-site meeting open to the WOHA to comment on the new home construction as well as formally mark which trees will remain on the lot. Co-Chair ARC will contact New Home Construction to set-up a date for the WOHA residents to attend if interested.

**Operations Report:**

Gate malfunction which resulted in a resident’s auto being hit was discussed. Video recording was analyzed and helpful in assessing the malfunction. After investigation by the Director Operations, it was determined that the stalled car was inadvertently hit by the front AIA Beach Blvd. gate because the sensors didn’t ‘read’ the car due to the low height of the sensors (3 ft). Board discussed options, which resulted in the approval of moving the sensors to a higher level to insure all vehicles would be fully captured. The approximate cost to move the sensors is $1,200/per sensor for a total of $3,000 (including installation).

Discussed the wiring project for the front gate cameras. Secretary would provide the Director Operations the contact information for Kelly Electric to handle the project (& they previously looked at the Project with the President when they were working on the Madrid Island project).

**New Business:**

Front gate Improvement Committee Project was discussed. The Chair of the committee is Alyson Breger and members include Joe Price, Josh Kline, Jessica Kline, Paul DiGiacomo, and Jim LeClare. The committee proposed a recommendation to the board which was to remove the current keypad/ballard structure coming just prior to the gate. The rationale included that all the residents use a remote control to enter and the existing keypad on the right side post on the gate could be used by delivery, guests and other visitors. This change would eliminate the recurring incidents of vehicles hitting and damaging the concrete pad, ballards & key pad. The board took a vote, however later agreed to rescind their vote as it was very controversial. Discussions regarding visitors’ will disabilities was a concern. The Board also discussed whether newer technology (e.g. phone apps) could be used in lieu of the remote control. The Board agreed to bring this proposal back to the board in November for additional information and vote.

**Old Business**:

Madrid Island Damage Project – discussed the former resident’s concern regarding refund of the $15K deposit to cover island damages. Given, the electrical work is completed and the bulk of the landscaping as well as the quotes for the new sign, the Board agreed to refund $10K to the former resident. Once the sign and final expenses were all received, any balance due to the former homeowner would be made. Co-Chair ARC will contact the former resident of the approval of the $10K refund.

The IQ Fiber project was discussed and the board approved the signing of the ‘agreement’ for the installation of the fiber optic lines in the community. The Secretary will email a notice to the WOHA on the approval, approximate start time (2-3 weeks) and an information attachment provided by IQ Fiber.

**Next Meeting**: Next meeting is thursday, November 9th @ 6:00 at Marsh Creek Country Club. The Boad agreed that future meetings are targeted for the 2nd Thursday of each month (December 14th, January 11th).

**Meeting Adjourned at 8:40 p.m.**

**Notes taken by Janet Chory, Secretary**