

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. ANNUAL MEETING

THURSDAY, October 21, 2021 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Ryan Pender, Joe Stachkunas, Matt Schmitz, Lawrence Tolmich, and Dave Umgelder

DIRECTORS ABSENT: Gary Russ, K. Lee Tirpak, and Connie Tuller

HOMEOWNERS PRESENT: 3

AGENDA

1. CALL TO ORDER- **NOTE: CHAIRPERSON OF MEETING MUST ADVISE ALL NON-BOARD MEMBER ATTENDEES THAT ALL QUESTIONS WILL BE HEARD, AND IF POSSIBLE ADDRESSED, AT THE END OF THE REGULAR MEETING, AND ONCE OPEN FORUM FOR DISCUSSION FROM FLOOR IS ANNOUNCED BY CHAIRPERSON.**
2. APPROVAL OF SEPTEMBER 2021 MINUTES
3. FINANCIAL REPORT
4. ASSOCIATION FEE STATUS REPORT
5. ARCHITECTURAL REPORT
6. OLD BUSINESS
7. NEW BUSINESS
8. COMPLAINTS/VIOLATIONS OF COVENANTS
9. OPEN FLOOR/MEMBERS FORUM
10. ADJOURN

CALL TO ORDER

Joe S., President, called meeting to order at 7:00 PM with a Quorum of 6 out of 9 in attendance

APPROVAL OF MINUTES

1. Minutes from September 16, 2021 distributed and reviewed
Motion to Accept Minutes: Joe S. seconded by RJ
Carried: 6/0

FINANCIAL REPORT

Reviewed September 30, 2021 Financial Report presented by Ryan

- Balance of operating account: \$71,231.54
- Balance of cash reserves account: \$168,104.07
- Accounts Receivable: \$4,550.00
- Total Assets: \$252,292.99
- Total Liabilities: \$184,144.90
- Operating Fund Balance: \$68,148.09
- \$5,850 outstanding- homeowners outstanding

Discussion:

Motion to Accept Financial Report: Lawrence seconded by RJ L.
Carried: 6/0

ASSOCIATION FEE STATUS REPORT

- \$4450 currently 90 days past due
- Aging report received 10/14/2021 – shows 6 accounts past due + 5 with late fees unpaid (750)
- RJL met with homeowner who has paid \$1000 toward balance and will pay \$1K/wk to pay balance of \$3200, thus avoiding the need to contact the attorney.
- Friendly letter to the homeowner that owes 800 (includes late fees) and 2 homeowners owe \$300.

Discussion:

Motion to accept the Association Fee Status Report: RJ L. seconded by Lawrence T.

Carried: 6/0

ARCHITECTURAL COMMITTEE REPORT

- 2 new request approved - 2 shingle roofs and 1 shutters.
- 1 = metal roof inquiry (moved to New Business)

Motion to accept the Architectural Committee Report: Joe S. seconded by RJ L.

Carried: 6/0

OLD BUSINESS

1. Tennis Court Light – having trouble getting answers about allowable lighting
2. FPL Street Lights – information pending for October meeting.

- a. Need to obtain information about details form FPL about the breakdown on energy use in Neighborhood

Motion to accept the Old Business Report: Matt S. seconded by RJ L.

Carried: 6/0

NEW BUSINESS

1. Metal Roof Inquiry from Homeowner: The Board voted to allow the metal roof with approval of colors/style.

Motion to accept the allow Homeowner to install a Metal Roof after approval of color and style. Motion: Matt S. seconded by Lawrence T.

Carried: 5/1

2. New Signs for Entrance and Park. Joe will speak to sign maker
3. Suggestion made to bring a Party Budget to a future meeting.
4. Discussion regarding adding a Shade for the Playground. Dave will inquire of vendors.
5. Common Area needs mulch.
6. After the January Annual Meeting, discuss proposal to change the meeting schedule to every other month.

COMPLAINTS/VIOLATIONS OF COVENANTS

- RJ will get with Connie to send letters regarding a few boats and commercial vehicle parked in driveways

Motion to accept Complaints/Violation Report: Dave seconded by Lawrence

Carried: 6/0

OPEN FLOOR/MEMBERS FORUM

- **Comment:** None
- **Question:** None

ADJOURNMENT

8:00 PM – Motion made to adjourn meeting by Joe S. seconded by Ryan P

Motion carried: 6/0

Respectfully Submitted by: *Joe Stachkunas, Joe Stachkunas*

Substitute Secretary, Woodland Creek Homeowners Association Board