

OFFICIAL MINUTES

WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING

Thursday, August 29, 2024 at 7:00 PM.

DIRECTORS PRESENT: RJ Leddick, Lawrence Tolmich, Stacey Tibbs, Joe Stachkunas, Dave Umgelder

DIRECTORS ABSENT: Ryan Pender

MINUTES: Stacey Tibbs, President

HOMEOWNERS PRESENT: 9

AGENDA

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.

APPROVAL OF ANNUAL MEETING MINUTES
APPROVAL OF FINANCIAL REPORT
ASSOCIATION FEE STATUS REPORT
ARCHITECTURAL REPORT
OLD BUSINESS
NEW BUSINESS
COMPLAINTS/VIOLATIONS OF COVENANTS
OPEN FLOOR/MEMBERS FORUM
ADJOURN

CALL TO ORDER

Stacey Tibbs, President, called the meeting to order at 7:00 PM with a Quorum of 5 out of 6 in attendance.

APPROVAL OF MINUTES

Motion to approve Minutes: Stacey /2nd RJ / Carried 5-0

FINANCIAL REPORT

Total Liabilities & Fund Balance : \$116,158.62

Replacement Fund : \$151,461.72

Motion to Accept Financial Report: Stacey / 2nd Dave/ Carried 5-0

ASSOCIATION FEE STATUS REPORT (from aging report)

Past Due Totals: \$6,300.00

Motion to Accept Association Fee Status Report: Stacey/ 2nd Dave/ Carried 5-0

ARCHITECTURAL COMMITTEE REPORT

Architectural Form:

7645 Woodland Creek Lane - New Roof; Dave to review

Motion to accept the Architectural Report: Stacey/2nd RJ / Carried 5-0

OLD BUSINESS

Fence Quotes - Board on Board Wood Fence, hand-built; 1x6” pickets, 4x4” posting:

- \$68,462 - Fencing South Florida
- \$78,500 - Bulldog Fence
- \$85,265 - Anything in Fence
- \$86,295 - Budget Fence & Gate Systems
- \$78,024 - Top Rail Fence WPB

The Board Members will review each quote and contact the attorney to verify whether or not vote is required to repair/replace fence.

Motion to accept old business: Stacey/ 2nd Dave/ Carried 5-0

NEW BUSINESS

Board members need to schedule special meeting to review new laws that went into effect in June 2024 relating to management of home owners associations.

Pavilion exterior needs rotted wood repaired. Board Members will repair.

Pavilion needs to be pressure washed. Board Members to handle.

The bathroom faucet was left on and the sink clogged which caused flooding. We will replace with a pressure faucet.

RJ to contact tree trimmer to manicure tree with limbs hanging over the pond.

Motion to accept New Business: Stacey/ 2nd Lawrence/ Carried 5-0

COMPLAINTS/VIOLATIONS OF COVENANTS

6135 Birch Tree Drive - Notice sent 8/12/24 re boat, RV and trailer parked in driveway

6100 Silver Oak Drive - Notice sent 8/12/24 re boat parked in driveway

6110 Silver Oak Drive - Notice sent 4/16/24 re pressure washing home

Motion to accept Complaints/Violations of Covenants: RJ / 2nd Dave / Carried 5-0

OPEN FLOOR/MEMBERS FORUM

Homeowners Complained of:

6135 Birch Tree - continues to park large trailers and RV in driveway and blocks sidewalk. Additional notices need to be sent.

7335 Woodland Creek Lane - yard is weeds and garbage cans are never put away

7325 Woodland Creek Lane - yard is weeds, garbage cans not put away,, and appliances in front of garage

ADJOURNMENT

7:35 PM – Motion made to adjourn meeting by Stacey / 2nd Joe. / Carried 5-0

Respectfully Submitted by: Stacey Tibbs, President
Woodland Creek Homeowners Association Board