

## **OFFICIAL MINUTES**

### **WOODLAND CREEK HOMEOWNERS ASSOCIATION, INC. BOARD OF DIRECTORS MEETING**

Day: Thursday

Date: 09/17/2026

Time: 7:00 PM

DIRECTORS PRESENT: Stacey Tibbs, RJ Leddick, Bill Kaye, Dave Umgelder, Emily Knowles, Jean Blanford, Jessica McDeavitt

DIRECTORS ABSENT: Ryan Pender

MINUTES: August 20, 2026

HOMEOWNERS  
PRESENT: 4

#### **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: TIME: 7:00 PM DATE: 09/17/2026**

#### **APPROVAL OF MINUTES:**

Motion to Accept Minutes: Dave Umgelder 2<sup>nd</sup> By: RJ Leddick  
Motion Carried: 6/0

## **FINANCIAL REPORT**

January Financial Statement presented by: Stacey Tibbs

Stacey Tibbs made a motion to table Financial Report until most current Financial Report is received from WCHOA accounting office. 2<sup>nd</sup> William Kaye

Operating :

Assets :

Liabilities :

Balance :

Motion to accept the Financial Report :

Motion Carried:

## **ASSOCIATION FEE STATUS REPORT** (from aging report)

Tabled with Financial Report

Motion to accept Association Fee Status Report:

Seconded:

Motion Carried:

## **ARCHITECTURAL COMMITTEE REPORT**

**Submitted By: Dave Umgelder**

7345 Woodland Creek Lane Land scaping planning stages need plans or pictures for consideration for approval.

7690 Woodland Creek Lane: Approved

Motion to accept the Architectural Report: Bill Kaye 2<sup>nd</sup> By: Stacey Tibbs

Motion Carried:6/0

### **OLD BUSINESS**

- Gazebo Estimates
- Fence and Column repair estimates
- WCHOA entrance name removal for pressure cleaning, possibly by Wednesday 23 September. Lawrence Tolmich has removed and stored the Woodland Creek name plates from the entrance.
- **Correction to above, Lawrence did remove the name plates but they broke apart upon removal and were discarded. New signs will have to be appropriated.**
- Stacey has located a company that can inspect and provide report for the pipes and drainage area of concern as reported by Lake Worth Drainage District
- New lake perimeter signs are in the pavilion storage.
- New post and sign due to be installed Saturday September 19, 2026.
- Letters need to be sent to WCHOA home owners that have property abutting the newly installed fence, reminding the home owners of their responsibility to maintain and remove any growth that may contact or permit damage to the fencing abutting their property.

Motion to accept Old Business: Jean Blanford 2<sup>nd</sup> By: Bill Kaye

### **NEW BUSINESS**

- Xfinity proposal for new contract distributed to board for review. Ryan Pender suggested to be contact person as in past.
- Concrete Column and fence repair. Two estimates for consideration.
  1. Knowles Construction- \$5,698.89.
  2. JJS Services- \$18,100.00
- Gazebo repair. Three estimates received for consideration.
  1. JJS Services- \$15,150.00
  2. Knowles Construction- \$11,812.25
  3. Hallmark Construction Enterprises- \$ 6,351.85
- Need to review WCHOA by-laws for purpose of increasing HOA fee.
- After discussion a motion was made by RJ Leddick to approve Knowles Construction estimate for concrete column and fence repair. Motion seconded by Stacey Tibbs. Carried 7/0

Motion to accept New Business: Jean Blanford 2<sup>nd</sup> By: Dave Umgelder  
Carried: 7/0

### **COMPLAINTS/VIOLATIONS OF COVENANTS**

- Letter to be sent to the owner of dogs that allow their dogs to be unleashed, reminding them of the Palm beach County leash laws.

Motion to accept Complaints/Violations of Covenants: Bill kaye 2<sup>nd</sup> By: Dave Umgelder

Motion Carried: 7/0

### **OPEN FLOOR/MEMBERS FORUM**

- Mention of budget concerns.
- Mention of need to paint doors on pavilion.
- Mention of unkempt exterior walls on a neighboring house.
- Mention of need to replenish mulch in playground and common area.
- Mention of lack of Holiday Lighting at entrance. Bill Kaye will get estimates for consideration.

### **ADJOURNMENT**

Motion to adjourn meeting: Stacey Tibbs 2<sup>nd</sup> By: Bill Kaye

Motion Carried: 7/0

Adjournment Time: 8:00 PM EDST

Respectfully Submitted by: Bill Kaye

Woodland Creek Homeowners Association Board