

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**  
**MONTHLY MEETING**  
*June 20<sup>th</sup>, 2022*

**CALL TO ORDER**

Larry Maas, called the meeting to order at 9:00 a.m. on Monday, June 20th, 2022 at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Rick Harlow, Melanie Cook, Phyllis Lavallais, Larry Westerdahl, Anita Paul, Randy Ayres and Sam Butler and Michael Duffey. Others present were Kathy Samperi, Pat Zappa, Rudy Alvarez and David Beving and Anthony Lavallais.

**MINUTES PRIOR MEETINGS**

A motion to approve the May 16<sup>th</sup>, 2022 meeting minutes was made by Director Butler, seconded by Director Harlow. All approved and motion carried.

**EXECUTIVE DIRECTOR**

Executive Director Hayman was on vacation.

**AUDIT/FINANCIAL**

President Maas passed around a spread sheet with Budget totals in each category through the end of May. President Maas indicated that trailer park fees have not been billed for 2022. President Maas is to work with Lisa and Kathy to clear up some entries that look like they were coded incorrectly. President Maas requested the board start looking into what the Board preliminary thinks the annual dues increase should. President Maas made a motion the preliminary dues for 2022 be set at \$750. Director Butler seconded the motion. All were in favor and the motion passed. The Board made a phone call to a resident regarding interest due on a past due account. After a lengthy discussion with the resident. President Maas made a motion the board reverse the interest charge on the residents account. Director Lavallais seconded the motion. The Board voted unanimously to not reverse the charges. Next Director Cook read a letter from a resident asking for a reduction in dues. The property owner owes 4 years and interest totaling \$3224.92. After a lengthy discussion Director Butler made a motion the board deny the owners request to return her account to 0 and she is still subject to the outstanding HOA fees and interest. And so long as she closes and pays her dues in full by July 15<sup>th</sup>. If the account goes past July 15<sup>th</sup> it will be turned over to the attorney. Director Ayres seconded all were in favor the motion passed. President Maas made a motion to authorize legal action be taken on a property in Park Forest Village with a delinquent balance of \$2094.62 The motion was seconded by Director Butler all were in favor and the motion passed. President Maas addressed the board and explained when an account goes into collections

currently the board must vote on each account individually for each step of the collection process. President Maas requested he be granted the authority to send past due accounts to the attorney for all collection actions up to and including foreclosure. A motion was made by President Maas he be authorized to approve each subsequent step in the process without having to come to the board for authorization. Director Butler seconded the motion and all were in favor the motion passed.

### **ARCHITECTURAL CONTROL BOARD**

Kathy Samperi reported on ACB applications

- a.) Atwood Place Canvas Carport in black with Lattice was denied
- b.) New House in Lake View approved
- c.) Gumwood Court replace 4' fence with 6 foot privacy fence approved
- d.) Pools Creek Drive replace siding and paint to match current color approved
- e.) Pebble Beach Way replace 4ft wood fence with 6 foot wrought iron fence approved
- f.) St Andrews application to build a gazebo around a hot tub in back yard approved.

### **BYLAWS AND COVENANTS**

President Maas stated the attorney is in the process of recording the Policies on Residential Properties document. Once it is recorded President Maas will give it to Director Cook to incorporate into the Policies Document.

### **COMMUNITY COMMUNICATIONS**

Director Westerdahl reported the maps from Liberty were supposed to arrive by May but due to a printing issue they should arrive by the first of July. Director Westerdahl received a bid for lighting the bill boards at Hwy 190 for \$5100.00. He stated he is going to get a couple more bids and will present them at the next meeting. Tana Davis is resigning her position as News Paper editor as of October 1<sup>st</sup> 2022. Director Westerdahl is currently looking for someone to take over the position. He intends to put the request in the next newsletter.

### **COMMUNITY SOCIAL EVENTS**

Director Westerdahl reported the Ice Cream Social was a success. He served approximately 60 people. Director Westerdahl reported there will be a Snow Cone Vendor , Food Truck and the owner of the Hill Top Ice house will be at the 4<sup>th</sup> of July celebration at the Marina starting approximately 5:30pm. Director Westerdahl made a motion that the owner of the Hill Top be permitted to sell

beer and wine at the 4<sup>th</sup> of July celebration on the 2<sup>nd</sup> Saturday subject to insurance and licenses. Director Harlow seconded them motion all were in favor and the motion passed. Director Westerdahl made a recommendation that beginning next year Maintaince look at allotting some of its budget on the recreation area of the pool, adding more rock, painting the bathrooms and cleaning the playground equipment.

### **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Butler reported there have been 2 Commissioner Court meetings so far this month, June 1<sup>st</sup> and June 15<sup>th</sup>. On June 1<sup>st</sup> Fire Chief Tim McGrath submitted a request to the court to transfer funds from the Corona Virus Physical Recovery funds to purchase a utility vehicle with firefighting and rescue capabilities and a trailer for a total expenditure of \$38,000.00. Judge Faulkner tabled any actions by the court relating to Chief McGrath's presentation. President Maas sent out a request to the members of the community to attend the June 15<sup>th</sup> Commissions Court meeting to show support for Chief McGrath's request of the Commissioners Court. There were approximately 8 people from Waterwood that attended the meeting in support of the request. Unfortunately the Commissioner's Court did not address Chief McGraths previous request during the meeting. President Maas asked Commissioner Nettuno if he will support the request Waterwood made and the Commissioner said he would. Commissioner Nettuno said there will be additional funds in October.

Chief McGrath then gave the Emergency Preparedness test update. 18 residential block captains who participated, 3 areas unrepresented, 1 block captain did not participate. Test began at 9:06 am final all clear was at 9:52 am. There was an average response time of 2 minutes. There are 11 boat captains 2 boat captains were unable to participate in the test. Test began at 10:32 am and was completed at 10:58 am. There was an average response time of 10 minutes from notification to arrival at the muster points.

### **LIAISON TO EMS AND VFD**

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made a recommendation for purchase of a horn system with remote activation and a five to seven mile range to announce three different emergency alerts estimated to cost \$50,000.00. Chief McGrath made a presentation for the purchase of a 27 foot Fire Department Rescue Boat in 2022 for up to \$200,000.00. Director Paul made a motion WIA purchase a boat for the Fire Department for up to \$200,000 in 2022. Director Lavallais seconded the motion. There was vote was 1 in favor and 8 opposed. Motion did not pass. Director Paul then made a motion that a side-by-side with a foam attachment/ water attachment and side skid for up to \$38,500.00. This unit is to access fires in the woods where the trucks cannot reach. Director Ayres seconded the motion. Director Butler explained that he believes there is a real need for the unit but wants to wait to see if the county serves us properly and grants the funds to purchase in October 2022. Vote was 4 in favor 5 opposed. Motion did not pass. Chief McGrath presented information about a mini pumper unit that is available for rent. It is water/foam unit that can be used for emergency response. It has a 100 foot red line out of the front of it. It comes on a flatbed trailer with the mini pumper. This unit would be placed in the Fire Department bay. The unit can be rented by the month. It is owned by Chief McGrath. Chief McGrath offered to rent the unit for July, August, September and October for \$650 per month. After October or if we receive the requested funding from the county he would return it to his tree farm. Director Paul made a motion that for the worst and hottest portion of the summer (July, August, September and October 2022) we rent Chief McGrath's unit at \$650 per month for a total expenditure of \$2600. All were in favor the motion passed. Director Butler thanked all of the block and boat captains for all the all the work they did to help with the Disaster Preparedness project. Director Paul did not present the ambulance call out report or the Fire Department call out report because Executive Director Hayman was on vacation and she did not have access to the reports. President Maas reported that Director Butler and Executive Director Haymen met with Monty with Allegiance Ambulance. Monty asked that when the ambulance is not parked at the fire station at 7:00 pm and remains to 7:00 am Monty wants to be notified immediately. President Maas asked Director Ayers to update the Standard Operating Procedure Manual to state if the ambulance is not here for their assigned time security is to notify Executive Director Hayman the next morning and she is to call Monty and inform him they were not at their post the previous night.

### **LIAISON TO MUD**

President Maas reported there have been 2 MUD meetings since our last board meeting. President Maas attended the first meeting. He established that MUD is going to put the road cuts accruals on the MUD books. Inframark is going to do a hand over to Precision as the new operator for MUD. Information about the changeover there will be letters mailed to the customers with instructions. The information will also be in the newsletter.

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### **LIAISON TO WNGRA**

Director Harlow reported WNGRA is in the process of soliciting bids for mowing. They are asking bidders for a 2 year contract. It was established that the Waterwood Improvement Association board approves amount of the funding one year at a time when the budget is set each year. Director Harlow stated the previous WNGRA mowing contract was for 3 years and the contract is up at the end of this month.

### **MAINTENANCE**

Director Harlow reported he is looking at the budget to work on Darkwood there is an area that was cut and plastic insert was placed inside of a metal culverts and the road is settling. The entrance at the Beaches needs to be repaired. Director Harlow reported that he has been taking care of the pool while Tom Readal is on vacation. President Maas reported that he had a meeting with Timberlake where they went over the contract and established that going forward they will have a meeting every quarter. Timberlake said there are a couple areas they are not able to mow because they areas remain wet. President Maas said he intends to walk the areas and determine what the source of the water is so some sand can be brought in and correct the situation. The clearing of drains was discussed and the process to be used. President Maas asked Pat Zappa if she could provide a list of all the drains and their locations. In the first part of spring they intend to really clear the drains thoroughly. Another area of concern was the grass in the streets and curbs in front of vacant property. Also discussed was the mowing of the back of Park Forest May and November.

### **SECURITY**

Director Ayers reported on Security there were two Alligator incidents this month one on Latrobe and one on the Parkway. We lost a resident this month James Hill passed away. Shane Thurman one of our security guards resigned his position. Justin Coker was hired to take his place. There was a breaking in green tree a vacant house. There is a resident in Waterwood who had his pool pass revoked because of the type of parole he was ordered. President Maas made a motion that we allow property owner / residents that clear the WIA vetting and Global Protection Vetting and have all licenses and training necessary to be a part of the Waterwood Security Officers. Director Westerdahl seconded the motion. All were in favor and the motion passed.

### **STRATEGIC PLANNING**

Director Duffey and Executive Director Hayman had a zoom meeting with Build Zoom a company who oversee big operation planning. They gave us a lot of information and a quote of approximately \$10,000.00 to oversee the building of the Post office. President Maas asked Director Duffey to take over the position

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of Liaison to MUD. Director Duffey accepted. Meeting are 3<sup>rd</sup> Friday of the month at 3pm.

**UNFINISHED BUSINESS**

Payment plan policy needs to be changed to 45 days. President Maas asked the Director Paul for Fire Department who is a 501C to consider taking their own Briskets to McKenzies to be smoked for a fund raiser. The Fire Department needs to start thinking about raising funds to go toward a new pumper truck and brush truck. There is a great need for a fund to be established to start saving for new equipment for the Fire Department.

**NEW BUSINESS - None**

**QUESTIONS FROM RESIDENTS**

Regular session was adjourned at 12:20 p.m.

**EXECUTIVE SESSION**

The Board went into executive session at 12:20 p.m.

Current legal proceedings were discussed.

Director Harlow made a motion to adjourn it was seconded by Director Butler and passed.

Meeting adjourned at 1:15 p.m.

\_\_\_\_\_ Date  
\_\_\_\_\_ President  
\_\_\_\_\_ Secretary

***Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes - Until approved at the July 18, 2022 WIA Board Budget Meeting}***