

# **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

## **MONTHLY MEETING**

October 16<sup>th</sup>, 2023

### **CALL TO ORDER**

President Maas called the meeting to order at 9:00 a.m. on Monday, October 16<sup>th</sup>, 2023, at the WIA office. President Maas served as Chairman of the meeting. Directors present included Larry Maas, Keith Caufield, Melanie Cook, Mattie Licciardoni, Rod Kirschner, Randy Ayers, Jamie Groskopf, and Tana Davis. Directors absent Phyllis Lavallais, others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Patricia Zappa, and Anita Paul.

### **MINUTES PRIOR MEETINGS**

A motion to approve the September 18<sup>th</sup>, 2023, Meeting Minutes was made by Director Kirschner and seconded by Director Davis. Unanimously approved, and the motion carried.

### **GUEST SPEAKER**

None

### **EXECUTIVE DIRECTOR**

Executive Director Hayman reported.

### **ELECTIONS**

President Maas: reported that Mattie Licciardoni is taking Director Dannie Byrd position on the board of director, for his remaining two-year term. Welcome to Mattie Licciardoni. Results for annual meeting 2023 election are as follows. Eligible members allowed to vote is 1086, there were 113 director ballots received constituting a quorum. There were 88 valid proxy ballots received and 1 invalid proxy ballot received (reason 1 ballot voted for & against on the Ratification of the Auditors for 2023). Receipt of Auditors Report for 2022 – 81 for, 7 against, Ratification of Auditors for 2023 – 79 for and 6 against. Election of directors, there were 125 ballots received, 116 valid director's ballots submitted, 9 invalids with 0 write in votes. Reasons: 4 ballots with no signature stub, and 6 ballots unable to be verified. 2023 proposed governing



documents, additions, and amendments vote results, #1 for – 82, against – 27; #2 for – 84, against – 24. There were 5 ballots received with no signatures. Results of our newly elected Directors are Jamie Groskopf, Rod Kirschner, Tana Davis and one re-elected Randy Ayers.

### **ARCHITECTURAL CONTROL BOARD**

No one from the ACB board was present to give the ACB report. Lisa Hayman reported on ACB matters, with eleven approved ACB projects and one ABC denial. Also, one project ACB is working with homeowner to correct additions to be compliant with deed restrictions.

### **COLLECTIONS**

President Maas reported on WIA's continued collections effort of tax and HOA delinquent properties. A list of a hundred and fifty properties was turned over to the County attorney Steve Lee for tax suit & tax sale.

### **AUDIT/FINANCIAL**

President Maas opened the discussion on pool, transfer, and payment plan fees, in addition to WIA Annual Assessments. After a lengthy discussion Director Kirschner motioned to adjust the property transfer fee from \$ 100.00 to \$ 300.00. Motion was seconded by Director Davis, with 8 in favor and one opposed. Approved motion carried. President Maas motioned to add a \$ 50.00 admin fee to be built in the payment plan with an additional 10% interest built in the payment plan. Motion was seconded by Director Davis, with eight in favor and one opposed. Motion approved. Pool pass fees are \$ 20.00 for 2023, President Maas motioned to keep pool pass fees at \$ 20.00 for 2024. Director Davis seconded the motion. Approved motion carried. Trailer Park fee was \$ 120.00 for 2023, President Maas motioned for the trailer Park fee to remain \$ 120.00 for 2024. Motion was seconded by Director Ayers. Unanimously approved motion carried. Capital improvement fee is \$ 3200.00 and will remain unchanged. Heavy haul is \$ 10.00 per load with no changes currently. President Maas motioned to raise annual dues to \$850.00 for single family and \$925.00 for multi-family. Motion seconded by Director Davis, with eight approved and one opposed. Approved motion carried. President Maas discussed the profit and loss report, forecasted budget for the remaining part of 2023, and made a motion to approve the budget for 2024. Motion approved.

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## **FINES & FEES**

President Maas reported that an appeal for short term rentals will be heard at the November 20<sup>th</sup>, 2023, board meeting. Director Davis motioned that a person or persons advertising short term rentals will be notified to remove the advertisement and if not removed within a reasonable time a fine be assessed. Motion was seconded by Director Kirschner, unanimously approved motion carried. Director Groskopf motioned that property owners who continue to rent properties as short term rentals will be fined \$ 1,000.00 a day while rented. Motion scoded by Director Davis, unanimously approved motion carried.

## **BY-LAWS AND COVENANTS**

Directors Cook and Licciardoni are the new directors for by-law and covenants.

## **COMMUNITY COMMUNICATIONS**

Director Cook and Director Licciardoni are directors for community communications.

## **COMMUNITY SOCIAL EVENTS**

Director Lavallais is the new social director.

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

Director Cook will continue to be the liaison to county and state governments. With Director Licciardoni as an additional liaison.

## **LIAISON TO EMS & VFD**

Director Davis is the new liaison to EMS & VFD.

## **LIAISON TO MUD**

Director Groskopf is now the liaison to mud.

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## **MAINTENANCE**

Director Caulfield reported on maintenance, the playground drain project has been completed. A letter has been sent to the property owner by the pool/playground regarding a dead tree needing to be removed. A large lighting project for the pool area has been completed. The VFD, surf-pro work at the fire department has been completed. There is a need to replace some piping unrelated to previous flooding and repair of the VFD. Maintenance is undergoing reorganization, with Director Caulfield as head of maintenance. With Director Kirschner helping with facilities and Director Ayers helping with mowing & other maintenance.

## **LIAISON TO WNGRA**

Director Kirschner is the liaison for WNGRA.

## **DEED RESTRICTION ENFORCEMENT**

Director Kirschner, Director Lavallais, and Director Ayer are the directors of deed restriction enforcement.

## **SECURITY**

Director Ayers reported on security.

## **STRATEGIC Planning**

Directors that will over see strategic planning are Director Groskopf.

## **UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

None

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## **QUESTIONS FROM RESIDENTS**

Pat Zappa had questions regarding crack sealing of Waterwood roads. David Beving had questions regarding the progress of the new building project. Anita Paul made statements about the VFD.

The meeting adjourned to Executive Session.

## **RETURN FROM EXECUTIVE SESSION**

Legal matters were discussed regarding an ongoing lawsuit that W.I.A. is involved in.

Meeting adjourned at 3:00 pm

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

***Copies of approved and signed minutes are available at WIA administrative office {Preliminary Minutes – Until approved at the November 20<sup>th</sup> , 2023, 2023 WIA Board Meeting}***