

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

November 20th, 2023

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday, October 16th, 2023, at the WIA office. President Maas served as Chairman of the meeting. Directors present included Larry Maas, Keith Caulfield, Phyllis Lavallais, Mattie Licciardoni, Rod Kirschner, Randy Ayers, Jamie Groskopf, and Tana Davis. Directors absent Melanie Cook, Phyllis Lavallais, others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Patricia Zappa, Rudy Alvarez, Derek Gill, Pamela & Syed Sultan, Dianne Chrestopulos and Carla

MINUTES PRIOR MEETINGS

A motion to approve the October 16th, 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.

ARCHITECTURAL CONTROL BOARD

No one from the ACB board was present to give the ACB report, no report was given.

COLLECTIONS

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

AUDIT/FINANCIAL

President Maas open the discussion on pool fee, transfer fee, payment plan fee, and WIA dues. After a lengthy discussion Director Kirschner motion to adjust property transfer fee from \$ 100.00 to \$ 300.00 motion was seconded by Director Davis, with one opposed. Approved motion carried. Payment plan fee, President Maas motion to add a \$ 50.00 admin fee to be built in the

payment plan with a \$ 30.00 or 10% interest also built in the payment plan. Motion was seconded by Director Davis, with one opposed. Unanimously approved motion carried. Pool pass fees are \$ 20.00 for 2023, President Maas motion to keep pool pass fees to remain \$ 20.00 Director Davis seconded the motion. Approved motion carried. Trailer Park fee was \$ 120.00 for 2023, President Maas motion for the trailer Park fee to remain \$ 120.00, 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 motion to raise annual dues from to \$ 850.00 for single family and to \$ 925.00 for multi-family. Motion seconded by Director Davis, with one opposed unanimously approved motion carried. President Maas discussion profit and loss report and forecasted budget for the remaining part of 2023, also budget for 2024.

FINES & FEES

President Maas reported that an appeal for short term rentals will be heard at the November 20th, 2023, board meeting. Director Davis motion person or persons advertising short term rentals will be notified to remove the advertisement and be fined \$1,000.00. Motion was seconded by Director Kirschner, unanimously approved motion carried. Director Groskopf motion that property owners who continue to rent properties as short term rentals will be fined \$ 1,000.00 a day while rented. Motion Seconded 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.

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 except for needed to replace of some piping unrelated to prewise 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 and Director Cook.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

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 20th , 2023, 2023 WIA Board Meeting}