

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

MONTHLY MEETING

December 18th, 2023

CALL TO ORDER

President Maas called the meeting to order at 9:00 a.m. on Monday, December 18th, 2023, at the WIA office. President Maas served as Chairman of the meeting. Directors present included Larry Maas, Phyllis Lavallais, Rod Kirschner, Jamie Groskopf, and Tana Davis. The director absent Keith Caulfield, Melanie Cook, Mattie Licciardoni, Randy Ayers, others present were Melissa Gill, David Beving, Patricia Zappa, Kathy Samperi, Greg Gusman, Gavin Hoffpauir, Jordan Wallen, Raymond Ramirez, Sherryl King, Maryanna Oller, Jerry Adamick, Rudy Alvarez.

MINUTES PRIOR MEETINGS

A motion to approve the November 20th, 2023, Meeting Minutes was made by Director Lavallais and seconded by Director Davis. Unanimously approved, and the motion carried.

EXECUTIVE DIRECTOR

None.

ARCHITECTURAL CONTROL BOARD

Kathy Samperi reported the ACB approved 4 projects and have 3 pending projects. Motion was made by Director Kirshner to add 3 new ACB board members motion was seconded by Director Davis unanimously approved, and motion carried. Welcome Greg Gusman, Jordan Wallen and Sherryl King. The ACB appeal was heard by the W.I.A. Board property the ACB and the property owner presented their case and appeal, motion to deny appeal was made by Director Lavallais and seconded by Director Kirschner. Unanimously approved, and the motion carried. The property owner was advised to continue to work with the ACB board to gain ACB approval.

DEED ENFORCEMENT COMMITTEE

Director Kirschner reported that the first drive by was conducted the first week of December. Results of the drive are 78 violations 32 of the 78 will be rechecked in January, 46 of the 78 violations will receive 209 letters.

COLLECTIONS

President Maas reported that as of December 12th, 2023, 602 properties still have balances of \$ 850.00, 143 properties have been turned over to legal for collection. There are also 240 properties that have balances greater than \$ 850.00.

AUDIT/FINANCIAL

President Maas reported on how annual assessment funds are allocated, also a break down of how much each property owner pays for amends/services yearly. This information will be available in the next W.I.A. newsletter. It was also reported that President Maas and Executive Director Lisa Hayman have working on bank recks. W.I.A. is also looking into software that will allow the website that accepts online payments.

FINES & FEES

Appeal for short term rentals was heard at the November 20th, 2023, board meeting. The appeal was presented by Carla Spragg, where she was advised that the board of directors could not go against the vote of the membership. She stated that she with not advertise any longer but will continue to rent the home to family and friends. In which case she was advised by doing so she is subject to fines up to 1,000 dollars a day, that the home is rented.

BY-LAWS AND COVENANTS

Directors Kirschner reported that deed enforcement committee with start driving around on 12/01/2023, also an email address will be set up for the deed enforcement committee.

COMMUNITY COMMUNICATIONS

Director Licciardoni reported that she has been working on the organization W.I.A. website and looking into some more user-friendly software. Director Cook and Director Licciardoni will be meeting by-weekly to discuss and work on the website as a team. President Maas also took time to thank the directors of the board for taking time to meet one on one over the last few weeks.

COMMUNITY SOCIAL EVENTS

Director Lavallais reported that pancakes with Santa will be held at the W.I.A. office on December 9th, 2023. Decoration for the neighborhood will start on December 2, 2023.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Licciardoni reported that she will be meeting with other local subdivision lenders to build relationships. Where we as a community that reside in precinct 4 can get some much-needed help on neglected work that is much needed by the county. Director Licciardoni also asked that people get involved and attend the county commissioner court. The more residents that attend,

and speak up at the county commissioner court meetings the closer we will get to getting things done by the precinct 4 lenders, example road work.

LIAISON TO EMS & VFD

Director Davis reported that Fire Chief Robbie to bring on three more volunteer firefighters which will bring VFD to nine firefighters. EMS received three calls and the average response time was 19 minutes.

LIAISON TO MUD

Director Groskopf reported that Waterwood Mud will be deeding back properties to W.I.A. pending Mud board approval. Director Groskopf also reported that as the liaison between W.I.A. and Mud. He has asked the Mud board to consider stand by fees for unimproved lots to help with Mud district budget short falls. Which will go a long way to help repair the aging Mud systems.

MAINTENANCE

Director Caulfield reported that 80% of the streetlights have been replaced in Waterwood. Also reported on street crack sealing project which is still in the beginning stages of work. Director Caulfield gave thanks to Pat Zappa for her help with trees.

LIAISON TO WNGRA

Director Kirschner reported that the golf tournament was successful despite weather conditions.

SECURTIY

Director Ayers reported that we had visitors on Latrobe, Goats from Bob Christian Rd had wondered into Waterwood. No one was hurt and the goats returned to their owners safe and sound.

STRATEGIC Planning

Director Groskopf reported that I 14 project that may run through the 190. Also reported that the multiplies building and the few changes that have been to help keep costs under control.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

QUESTIONS FROM RESIDENTS

Pat Zappa asked about getting medal plates to help cover sink holds until they can be fixed. Pamela & Syed Sultan, Dianne Chrestopoulos had questions about annual assessment fee and combined lots.

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. A motion was made by Director Davis to approve the retainer of additional legal, not to exceed 7,000.00 dollars without additional board approval. The motion was seconded by Director Caulfield. Unanimously approved motion carried.

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}