

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
SPECIAL MEETING
January 8, 2025

CALL TO ORDER

Larry Maas called the meeting to order at 6:00 p.m. on Wednesday January 8, 2025, at the WIA Office. Larry Maas served as Chairman of the meeting. Directors present included: Larry Maas, Sam Butler, Keith Caulfield, Melanie Cook, Derek Gill, Jamie Groskopf, Rick Harlow, Rod Kirschner and Phyllis Lavallais. Directors absent: None. Others present were Executive Director Lisa Hayman, Melissa Gill, James Schwebach, Shelly Schwebach, Kathy Vardeman, Dave Beving, Carole Magee, Anita M. Paul, Debbie Maas, Cecilia Caulfield, Greg Gusman, Sharon Gusman, Ed Kile, Sue Kile, Raymond Ramirez, Melinda Ramirez, Debbie Sims, Larry Sims, Christel Butler, Pat Zappa, Eleanor Zoeller, Wanda Gardner, John Samperi, Kathy Samperi, Sheryl King, Jeff Kemmerling, Larry Westerdahl, Nancy Stewart, Patrick Marshall, Alex Chrestopolous, Dianne Chrestopolous, Pam Sultan, Syed Sultan, Al Rincon, Mark Ferguson, Mindy Ferguson, Rick Bridwell, Kristen Walker, Debbie Mandola, Frank Mandola, Kurt Meyers, George Russell, JC LeFlore, Erin Raley, Mary Ann Oller, and Rob Davis.

WIA President Larry Maas briefed the WIA Board and the audience on the procedures and how the meeting would be conducted. This meeting has two topics, 2023 Audit Report and the 2025 Budget. The directors were tasked at balancing the budget and those with the biggest cuts will speak first. President Maas briefed the audience on the number of lots that are billed and the number of dues paying members. At this time, he spoke concerning the process of collecting fees from members that have or had not paid in years and how far the board has come with their collection efforts.

Director Rick Harlow, the Chair of Security briefed the audience about the budget cuts in this department. After many discussions and consideration, security will be cut to a 12-hour flex shift that will begin in February. With the number of hours being cut, and less maintenance on the vehicles, tires, gasoline, and other expenses, Director Harlow was able to cut over \$100,000 from the budget.

Director Caulfield, the Chair of Maintenance, took the task of cutting areas of maintenance beginning with the mowing contract, contracting the leaf & limb pickup out to a private contractor and eliminating heavy haul. There was also a reduction in the contribution to the golf course mowing contract.

So far, the modifications to scope involve reductions in budget of \$ 33,000 [mowing-only compared to last contract] and \$ 25,000 [elimination of year 5 of the Tree Trimming program - paid by WIA on behalf of the VFD]. This totals \$ 58,000 as it stands. The Maintenance Committee still has to plan for Leaf and Limb Pickup and expects to pay about \$ 15,000 yearly for this service. This amount reduces the budget savings down to \$ 43,000.

There are several ongoing tasks that were handled by the last Landscape Contractor, Timberlake. These tasks, called a 'grab bag' of various tasks, are being investigated such that a possible 'WIA Paid Maintenance Guy" might be hired to perform them all year long. Maintenance will keep the Board informed on progress and results of this planning. The goal for decision-making on this plan is the January 20 Regular Meeting.

Director Caulfield explained the main reason behind discontinuation of the Heavy Haul program, which is ongoing abuse of the program by a portion of its users.

Public Comments:

Sharon Gusman – 911 medical calls

George Russell – mowing

MaryAnne Oller – thanked the board for the budget cuts, fees, suggested volunteers to help clean restrooms at the pool.

John Charlton – dues and the progress of collections

Diane Chrestopolous – property owners paying someone to pick up debris.

Rick Bridwell – hurricane and leaves & limbs

James Schwebach – revenue investment groups

Anita Paul – ESD and Salaries

Rob Davis – Budget

James Schwebach -thanking the board for the budget cuts, spoke about real estate taxes.

MaryAnne Oller – commercial property in PVF

Pam Sultan – property deeded to WIA & offer to sell to residents.

President Maas – responded that any property returned to WIA has to be offered to WWP for first right of refusal and all delinquent properties with liens are only saleable through the county tax sale.

Ed Kile – board members responding to social media.

President Maas – responded saying that the board discussed this and that if a board member chooses to respond it's as his or her person. President Maas responded that when he or she responds that the comments placed are factual and correct on the topic or accusation being placed on social media. Director Maas also urged those asking questions on social media

to stop and send an email to the WIA office or come to a monthly board meeting.

Shelly Schwebach – thanked the board for the nighty board meeting and answering the questions that were asked.

John Charlton – reported on times when nightly board meetings and weekend board meetings were tried and failed. He also spoke about the dump and thanked the board for always being proactive.

Diane Chrestopolous – requested the board provide a monthly BS & PL.

President Maas responded that can be discussed at the next monthly meeting but gave the reasons of why things changes and that some would not want to understand the changes from month to month.

Shelly Schwebach – requested that quarterly board meeting be considered.

Nancy Stewart – thanked the board and staff for everything do and how they continue to do what is best for Waterwood. She also spoke about the actions of others when they come into the WIA office and how the staff is treated.

Al Rincon – gave an update on home builders coming into the neighborhood to build and that most are looking for at least 800 lots to purchase.

Jeff Kemmerling – thanked the board for their service and recognized Jamie Groskopf for his service in Waterwood and the help and assistance that Jamie provided for him at a school in Montgomery County.

Meeting adjourned at 7:45 p.m.

_____ Date
5/19/2025
_____ President
_____ Secretary

Copies of approved and signed minutes are available at the WIA administrative office {Preliminary Minutes – Until approved at the January 20, 2025, WIA Board Meeting}