

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
July 21, 2025

CALL TO ORDER

President Rod Kirschner called the meeting to order at 9:00 a.m. on Monday, July 21, 2025, at the WIA Office. Rod Kirschner served as Chairman of the meeting. Directors present included: Sam Butler, Keith Caulfield, Melanie Cook, Derek Gill, Jamie Groskopf, Rod Kirschner, Phyllis Lavallais, and Greg Gusman. Others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Pat Zappa, Mike Ross, Greg Riley, Jeff Kemmerling, and Carole Magee.

MINUTES PRIOR MEETINGS

Director Lavallais made a motion to approve the meeting minutes of June 16, 2025, and Director Gill seconded it. The motion carried.

Comments from Property Owners

The ESD 2 President, Greg Riley, provided an update on the progress of ESD 2. Mike Ross had questions about a dead tree hanging over the road on Latrobe. He also had questions about the trailer storage area. Pat Zappa had comments about the dead tree hanging over the road on Latrobe.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported on:

- Waterwood sign
- Pool passes
- Smoking in the Pavilion & Pool
- Parking inside the Pavilion
- Trash
- No vehicle parking in the Bicycle parking area.
- Thank you, Director Gill, for the great fireworks show.

Director Lavallais made a motion to amend the fine policy and add a fine of \$50.00 for smoking in undesignated areas for the first offense; the fine will escalate to \$100.00 for each subsequent offense in undesignated areas, for example: Pool, Pavilion, or Park. The motion was seconded by Director Gill, and the motion carried. Director Lavallais made a motion to amend the fine and add a fine of \$50.00 to \$100.00 for parking inside the Pool, Pavilion, or Park. The motion was seconded by Director Gill, and the motion carried.

ARCHITECTURAL CONTROL BOARD

Mike Ross reported on ACB applications. Three (3) were approved, and no denials.

MAINTENANCE

Director Gusman reported on several areas of maintenance.

- Trailer/Boat storage area
- Mowing
- Roads & Meeting with Mark Nettuno

Director Gusman made a motion to approve funding up to \$2,000.00 for two solar automatic gate openers and barbed wire for the trailer/boat storage area. The motion was seconded by Director Caulfield. The motion carried seven to one.

President's Report

President Kirschner reported that the WIA board cannot vote on matters through email.

- Closing on WWP's properties
- Legal Committee meeting with Legal Council
- Golf Course (Lawsuit)
- BBV Unit
- Bay Hill Point

Director Gusman made a motion to allow up to \$4,300.00 to be spent on trailer storage. This is for crushed asphalt and the spreading of asphalt. The motion was seconded by Director Gill, and the motion carried. Director Groskopf made a motion to use the WIA-owned BBV unit to house EMS. The motion was seconded by Director Gusman, and the motion carried.

STRATEGIC PLANNING

Director Groskopf reported on the following:

- School property
- Vending Machine
- WIA property on the corner of the 980 & Waterwood Parkway
- LCS
- WWP's rejected properties

DEED ENFORCEMENT

President Kirschner reported on the following:

- 20 new violations
- 3 cured violations
- 20 – 209 letters sent

Director Groskopf made a motion to add the property owner's name to the lawsuit for self-help property cleanup and past-due assessments for Piney Point, Lot 10. The motion was seconded by Director Cook, and the motion carried. President Kirschner made a motion to turn over (R66141) to legal for a 10-day demand letter for DEC-DRV.

The motion was seconded by Director Lavallais, and the motion carried. President Kirschner made a motion to turn over (R67534) and (R67535) to legal for a 10-day demand letter for DEC-DRV. The motion was seconded by Director Gill, and the motion carried.

COLLECTIONS

Melissa Gill reported:

- The association has collected 972 properties for the 2024 annual assessments.

AUDIT/FINANCIAL

Executive Director Lisa Hayman reported:

- P&L
- Balance sheet
- Bank reconciliations
- 2025 Proposed Budget vs Actual Budget

Director Caulfield made a motion to remove former President Maas from the Morgan Stanley accounts and add new President Kirschner to the accounts. The motion was seconded by Director Butler, and the motion carried.

EXECUTIVE SESSION

The Board adjourned to the executive session at 12:15 pm.

Personnel and legal were discussed. The Board adjourned the executive session at 1:15 pm and reconvened the regular session at 1:16 pm. President Kirschner made a motion to change the name of the ACB to the ARC, formerly the ACB. Also, for the ARC meetings to be open to property owners, and for the ARC to be responsible for delivering the pink or yellow improvement signs to property owners. Amendment to this motion requires the ARC to notify property owners that their application is to be reviewed for approval and invite them to the ARC meeting. The motion was seconded by Director Groskopf, and the motion carried.

BYLAWS AND COVENANTS

Director Cook reported on:

- Possible Bylaws Changes

COMMUNITY COMMUNICATIONS

Director Cook reported on communications and the responses received. Newsletter articles are due Monday, July 28, 2025.

COMMUNITY SOCIAL EVENTS

Director Lavallais reported on:

- July 4th Celebration

LIASON TO WATERWOOD WOMENS LEAGUE

- None

LIASON TO CITY AND STATE

Director Butler reported on:

- Commissioner Court
- Growth in San Jacinto County

EMS AND FIRE DEPT

Director Gill reported on EMS:

- EMS calls – 4
- Transported – 3
- Director Groskopf reported on ESD2

LIAISON TO MUD

Director Groskopf reported on the last MUD meeting.

- Ground Tank (Repair)
- MUD Donations to ESD2
- Collapsed Manhole in CCE1
- Stand-by fees
- Bonds

LIAISON TO WNGRA

Director Kirschner reported on WNGRA:

- Repairs on hole 3
- Greens
- Tournament (9/27/2025)

SECURITY

Director Gill reported on security:

- New Security Phone

There was a resident who fell, and the P.O. Box was provided to EMS instead of the physical address. Director Gill asked Director Cook to provide a list that shows P.O. boxes corresponding to physical addresses. Director Cook agreed to provide this list to Security.

Elections & Nominations

Director Caulfield reported on elections:

- Progress of Ballots

Director Lavallais reported on nominations:

- Emails to solicit nominations for the WIA Board of Directors
- 4 Property Owners have asked for WIA Directors' applications

UNFINISHED BUSINESS

- Multipurpose-Building
- 2013 Articles of Incorporation

NEW BUSINESS - None

President Kirschner made a motion to adjourn the meeting. Director Caulfield seconded the motion, and the motion carried.

Meeting adjourned at 3:15 p.m.

August 18, 2025 Date
[Signature] President
[Signature] Secretary

Copies of approved and signed minutes are available at the WIA office (Preliminary Minutes - Until approved at the August 18, 2025, WIA Board Meeting)