

WATERWOOD IMPROVEMENT ASSOCIATION, INC.
MONTHLY MEETING
August 18, 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: Keith Caulfield, Derek Gill, Jamie Groskopf, Rod Kirschner, and Greg Gusman. Director Cook was present via phone conference. Absent Directors included: Sam Butler and Phyllis Lavallais. Others present were Executive Director Lisa Hayman, Melissa Gill, David Beving, Pat Zappa, Mike Ross, Raymond Ramirez, Kathy Samperi, Ed Kile, Sue Kile, Mary Anne Oller, and Shawn Harvey.

President Kirschner made a motion to appoint David Beving to the WIA Board of Directors for Larry Maas's remaining term of two months. The motion was seconded by Director Groskopf, and the motion carried.

MINUTES PRIOR MEETINGS

Director Caulfield made a motion to approve the meeting minutes of July 21, 2025, and Director Groskopf seconded it. The motion carried.

Comments from Property Owners

Shawn Harvey spoke about his property in CCE#3 and the improvements being made on the outside of the house.

Mary Anne Oller spoke on behalf of the Waterwood Women's League regarding Bingo. Director Groskopf made a motion to provide Waterwood Women's League with tables, chairs, and trash cans. Also, allowing signs to be posted at the 190 and 980 entries of the Waterwood Parkway for 24 hours. The motion was seconded by Director Gusman, and the motion carried.

EXECUTIVE DIRECTOR

Executive Director Lisa Hayman reported on:

- Pool & Pavillion Restrooms
- DEC-DRV on Shawnee Ct
- DEC-DRV on Augusta Ln
- Trailer Storage is full except for the jet ski storage; 8 to 10 spots will be added.

President Kirschner made a motion to bring the fines on the property on Augusta Lane back down to the fine cap of \$1,650.00. The motion was seconded by Director Gusman, and the motion carried.

There was an incident at the pool restrooms where the water was left on by young men using the restrooms. Officer Derek found this when locking the restrooms up at the

end of the day. Director Gusman made a motion to purchase push-button faucets for the restroom at the pool & pavilion, not to exceed \$300.00. The motion was seconded by Director Caulfield, and the motion carried. Director Caulfield made a motion to revoke the pool pass of the young men who were responsible for leaving the water on in the restroom. The motion was seconded by Director Gusman, and the motion carried.

ARCHITECTURAL REVIEW COMMITTEE

Mike Ross reported on ARC applications: 13 were approved, and no denials. It was also reported that the property on Spy Glass needs to submit a new application.

MAINTENANCE

Director Gusman reported:

- Mowing
- Trailer Storage
- Two Solar Gates
- Meeting with Mark Nettuno (Roads)

President's Report

President Kirschner reported:

- Legal Committee Update
- Bass Boat Village Unit (Owned by WIA)
- Water Leak at 980 Flower Bed
- ESD2 License Agreement on Fire House (Not Agreed)
- EMS Agreement/License Housing Ambulance
- Trailer Storage is Open
- Met with Mark Nettuno
- Golf Course Lawsuit

STRATEGIC PLANNING

Director Groskopf reported:

- LCS Fibercom Update
- Vending Machine
- School Property
- ESD2 – Initial Tax Estimate

President Kirschner made a motion to authorize President Kirschner, Director Groskopf, or a representative of Katine, Nechman, Mclaurin, LLP to bid on Waterwood properties at the Constable sale. The motion was seconded by Director Caulfield, and the motion carried. Waterwood Partners rejected lots from the last sale of properties. Ryan Shaw is a home builder who has built homes in Waterwood. He can build two houses at a time; he would like four of the rejected properties. Director Groskopf made

a motion to defer payment of the capital improvement fee to up to 24 months for small businesses. The motion was seconded by Director Gusman, and the motion carried.

DEED ENFORCEMENT

President Kirschner reported:

- 11 New Violations
- 19 Cured Violations
- 13 209 Letters were Sent out

President Kirschner made a motion to turn over a property on Primrose for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Gill, and the motion carried. President Kirschner made a motion to turn over a property on Orchid Ct for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Caulfield, and the motion carried. President Kirschner made a motion to turn over a property on Magnolia for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Gill, and the motion carried. President Kirschner made a motion to turn over a property on Shawnee Ct for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Caulfield, and the motion carried. President Kirschner made a motion to turn over a property on Edgewood Ct for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Caulfield, and the motion carried. President Kirschner made a motion to turn over a property on Pools Creek Dr for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Gill, and the motion carried. President Kirschner made a motion to turn over a property on Doral for a 10-day letter, for a DEC-DRV from legal. The motion was seconded by Director Caulfield, and the motion carried.

COLLECTIONS

Melissa Gill reported:

- Payment Plans
- 992 Properties have been Collected

President Kirschner made a motion to file suit on GTV, B 2, L 15, for delinquent assessments. The motion was seconded by Director Caulfield, and the motion carried. President Kirschner made a motion to file suit on GTV, B 9, L 12, for delinquent assessments. The motion was seconded by Director Groskopf, and the motion carried. President Kirschner made a motion to file suit on WPV2, B 9, L 13, for delinquent assessments. The motion was seconded by Director Caulfield, and the motion carried. President Kirschner made a motion to file suit on CCE1, B 4, L 16, for delinquent assessments. The motion was seconded by Director Caulfield, and the motion carried.

AUDIT/FINANCIAL

Executive Director Lisa Hayman reported:

- Financials

Director Caulfield made a motion to approve the June 2025 financials. The motion was seconded by Director Gill, and the motion carried. Director Groskopf made a motion to approve the July 2025 financials. The motion was seconded by Director Caulfield, 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.

BYLAWS AND COVENANTS

- Waterwood Policies

COMMUNITY COMMUNICATIONS

- Incorrect Documents on the Website
- Correcting Documents on the Website

COMMUNITY SOCIAL EVENTS

Executive Director Lisa Hayman reported on:

- September Family Game Night, Saturday, 9/6/2025, 6-9 pm
- Waterwood Jingle Mingle, Friday, Saturday, 12/5/2025, 6-9 pm

LIASON TO WATERWOOD WOMENS LEAGUE

Executive Director Lisa Hayman reported on:

- Bingo Night, Saturday, 10/3/2025

LIASON TO CITY AND STATE

- None

EMS AND FIRE DEPT

Director Gill reported on EMS:

- EMS calls – 4
- Transported – 1

LIAISON TO MUD

Director Groskopf reported:

- Tax Rate

LIAISON TO WNGRA

Director Kirschner reported on WNGRA:

- Tournament (9/27/2025)

SECURITY

Director Gill reported on security:

- Trailer Wreck on Waterwood Parkway
- Oil Change on Toyota
- School Bus Times

Elections & Nominations

Director Caulfield reported on elections:

- Progress of Ballots
- Election Process
- Trustworthiness
- Transparency
- Timeline

UNFINISHED BUSINESS

- Multipurpose-Building

NEW BUSINESS - None

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

Meeting adjourned at 2:15 p.m.

_____ Date
 10/13/25
 _____ President
 _____ Secretary
 William W. Cool

Copies of approved and signed minutes are available at the WIA office (Preliminary Minutes – Until approved at the September 15, 2025, WIA Board Meeting)