

Woodbrooke Run HOA Annual Meeting Minutes

January 17, 2018

1. The meeting was called to order by President Judy Lockaby at 7:05 PM in the Rosedale Clubhouse, 19th Hole Room. A quorum was established.
2. Minutes of the 1/12/2017 meeting were approved.
3. New homeowners were introduced: Robert Angel, Bill Baxter, Rich and Hedy Wnorowski, Mike and Claire Powell, and Ray and Lori Geisler
4. Officer and Committee Reports:
 - A. President - Judy Lockaby

Bills for the Master dues have been delayed. They will be sent out no later than February 1 and will be due by March 1. The total for this year will be \$1471.00 as of this writing.
 - B. Treasurer- Ellie Jacques
 1. Budget for 2018 was \$2000 greater than 2017, which explains our assessment increase of \$20 per quarter.
 2. Website maintenance was included at \$300 per year.
 - C. Architectural Review – Ray Sargent

Ray had only one request this past year: an addition of a Foxtail palm, which was approved. Forms can be found on the website.
 - D. Lawn Maintenance – Hap Parkes
 1. Trimming of palm trees except Washingtonians is now part of our contract.
 2. FLC is putting together an addendum to our contract regarding watering. FLC is responsible for setting timers for maximum efficiency and effectiveness, as different types of sprinkler heads require different watering times. Changing the timers, or turning off the system, may result in problems, particularly with the grass. FLC is doing checks to ensure that the systems are effective and will not be responsible if plants, including grasses, die due to homeowner interference.
 3. If you have any irrigation issues, or any questions regarding maintenance, contact Hap at haptennis@aol.com.
 4. FLC is also available for private hire if you need help with plantings, etc. The charge is reasonable.

E. Web Manager – Jeanne Panka

We have hired Crystal Storm of Tell Our Visions Creative Solutions to assist us with our website. She has been very responsive and competent.

F. RHC Representative – Bill Mashburn

1. Rosedale Homeowners Council (RHC) is the only organization that has the email addresses of all Rosedale homeowners. We receive emails from the Master Association (through the RHC) as well as from our own Woodbrooke Run HOA. Everyone in Woodbrooke Run except one homeowner is currently receiving the emails from RHC. Judy will follow up on the one email not being received.
2. Pat Mc Daniel volunteered to be a second rep with Bill.
3. RHC has a website that is available for all homeowners. Contact a board member for the user name and password if you want to access the "residents only" section.
4. Currently, The Master HOA is deciding on whether or not to repave the entire community, which would deplete reserves, or to just do patchwork. The conversation is ongoing.

5. Election of Directors: Bill Jacques and Ray Geisler volunteered to serve on the board. Since there were 2 positions available, no vote was required.

6. Old Business

A. Painting of houses:

1. A Sherwin Williams representative and Tim Woodman of Sureway Enterprises Painting met with Ray and Judy last week to discuss the timeline for painting again. Fall 2011 was the last time the houses were painted.
2. Since plants have to be severely cut back prior to painting, it was suggested that late winter/early spring was a good time to schedule painting. We are considering 2019 or 2020.
3. Three bids are required by the state.
4. C.J. Ward spoke about repairs of corner beads and stucco around windows and doors, which must occur prior to painting. These repairs are at the expense of the individual homeowner. In 2011, we had a contractor who gave each homeowner an estimate for their repairs, and this saved each person a great deal of money.

B. Social Committee: If anyone is interested in putting together 1-2 events per year, please contact Jeanne. At this point we do not have a social committee.

7. New Business

A. Hard surface maintenance: mold and algae on driveways, walkways, and privacy wall will be evaluated by Ray Sargent and Kris Guillou. A reminder to clean such surfaces will be sent out after evaluations. A consensus was reached that each homeowner is responsible for cleaning the surfaces ***which face their own property only***. Thus, the side of your privacy wall which does not face your property is not your responsibility.

B. Email contacts: Anyone who wishes to add an additional email for their household may do so by contacting Jeanne at jeannie848@hotmail.com.

8. Adjournment occurred at 8:58 PM.

After the meeting, the directors met to determine which office each director will hold. Our new board will consist of:

President – Judy Lockaby

Vice President – Ray Sargent

Secretary – Jeanne Panka

Treasurer- Ellie Jacques

Assistant Treasurer – Ray Sargent

Directors at Large – Dick Allen, Bill Jacques, and Ray Geisler

Respectfully submitted,

Jeanne Panka, Secretary