

Woodbrooke Run HOA Annual Meeting Minutes

January 23, 2019

1. The meeting was called to order by President Judy Lockaby at 7:10 pmat the Rosedale Clubhouse. A quorum was established.

2. Minutes of the January 17, 2018 meeting were approved.

3. New homeowners were welcomed: Gary and Joan Craft, Maureen and Jim Sullivan, and Peggy and Gary Summers.

4. Officer and Committee Reports:

A. President – Judy Lockaby

1. Two houses are currently for sale – 4942 and 4935. Ray Sargent will no longer be serving as our Vice President as he is due to close on his home soon.

2. New LED bulbs were installed in our carriage lights. We would like to give a big thank you to CJ Ward and Ray Sargent for installing them.

3. Architectural Review – Ray Geisler will be taking over for Ray Sargent in this position. We have had problems recently regarding removal of trees due to the proximity of electrical or gas lines. It is, therefore, critical to call 811 in the tree removal process. Manatee county has been responding very quickly for requests to replace trees.

4. We hope everyone is receiving the RHC emails.

5. *Important reminder: a homeowner wishing to replace his/her roof for any reason MUST submit an Architectural Change Request (form on our website) to our HOA Architectural Review, Chair Ray Geisler (rjgeis43@live.com or 941-504-5562.)* Ray will take care of approval for 6A, and then present the request to Resource Property Management for approval by the Master HOA. Please do this before scheduling your work.

B. Treasurer – Ellie Jacques

Ellie distributed copies of the balance sheet from 2018 as well as the 2019 Budget. The financial report for 2018 will be available on the website under Association Information. There is a slight increase for lawn maintenance this year, but still well within our budget. There will be no dues increase for 2019.

C. Lawn Maintenance – Hap Parkes

If you have any questions or concerns regarding either your lawn maintenance or irrigation system, please contact Hap by email. His email address is haptennis@aol.com.

D. Web Manager – Jeanne Panka

Crystal Storm will continue to assist us with keeping our website up to date. The website address is <https://woodbrookerun.com>

E. RHC Representative – Bill Mashburn

Bill indicated that the meetings seem to be about the same issues each time, with little being resolved. Discussions regarding the Malachite gate have been ongoing.

5. Election of Directors: Hap Parkes and Elizabeth Teffner volunteered to serve on the board. Since there were 2 positions available, no vote was required. A big thank you to Dick Allen and Ray Sargent for their contributions to our community.

6. Old Business

A. Painting of houses

1. We are targeting early spring of 2020 for painting. Since the painters will require a twelve inch clearance between the house and shrubs or trees, painting at the beginning of the growing season will allow our shrubs to grow back quickly.

2. Much work needs to be done to prepare our houses for painting. This work includes trimming shrubs and trees as well as taking care of rust, etc. The painters will not make repairs. Such repairs will be at the expense of the homeowner. Previously, we hired someone to make such repairs for anyone who wanted to use the service but the individual homeowner would pay for whatever was necessary for his/her home.

3. Three bids are required by the state.

4. Judy asked that anyone who was willing to serve on the painting committee to please sign up after the meeting. Five people signed up. **If you were not at the meeting, or wish to sign up now, please contact Hap Parkes at haptennis@aol.com as soon as possible.**

B. Hard Surface Maintenance

Ray Geisler and Judy Lockaby once again looked at our driveways, privacy walls, and fences. While they were happy to report that many people have been cleaning these surfaces, there is still some work that needs to be done. The person who cleans our roofs, Ray Crosby of All Pro Pressure Washing, may be available to assist a homeowner.

C. Social Committee: Joan Craft has agreed to work on putting together a social event, but she is looking for others to join her. If you are willing to assist Joan, please contact her at joaninf2@verizon.net. She would love to hear from you!

D. Road Work

1. Milling of the northern end of 88th St will begin on January 28th. This first phase will go from houses numbered 4707 to 4923 on 88th St East as well as 49th Terrace East. Paving of this section is scheduled to begin on February 5. We will continue to forward emails regarding updates.

2. No street parking for the entire street is allowed during this phase of the project. Residents who wish to drive out on the day of paving must have their cars moved to the parking area (96th St E) by 7 am that day, or left there the night before. We are allowed to drive on the roads during the milling process.

7. New Business

Florida Statutes regarding HOAs: On July 1, 2018 a new statute went into effect. It states that any notice of an Annual or Special Meeting of an HOA *must be mailed or delivered to the address identified as the parcel owner's mailing address on the property appraiser's website OR electronically transmitted in a manner authorized by the association if the parcel owner has consented **in writing** to receive notice by electronic transmission, i.e. email.* This means that we can no longer send notices to someone's summer home or alternative address. The board is hoping that every homeowner will give consent to receive the Annual Meeting notices by email, as this will save money and time. A permission form is attached to this email. If you wish to print and sign it, please send to Jeanne Panka at 4923 88th St E. or drop it off at her house. Thank you!

8. The meeting was adjourned at 8:21 pm.

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

President and Assistant Treasurer – Judy Lockaby

Vice President – Ray Geisler

Secretary – Jeanne Panka

Treasurer – Ellie Jacques

Directors at Large – Bill Jacques, Hap Parkes, Elizabeth Teffner

Respectfully submitted,

Jeanne Panka, Secretary

