

Woodbrooke Run HOA Annual Meeting Minutes

January 22, 2020

1. The meeting was called to order at 7:05 by President Judy Lockaby in the Rosedale Country Club Community Room. A quorum was established.

2. The minutes of the January 23, 2019 meeting were approved.

3. New homeowners were welcomed: Linda and Michael Christmann, Norman Wollmann, Sue Davies and Grant Hamilton, Ruth and James Gipe, Kelly and Scott Willett, and Marc Durkee.

4. Officer and Committee Reports:

A. Treasurer – Ellie Jacques: Ellie was not able to attend the meeting, but she submitted the Financial Report for 2019, the Budget for 2019, and the Budget for 2020. These documents are attached to this email.

B. Secretary – Jeanne Panka: People who have a renter should be sure Jeanne has the renter's email address so she can forward important community and construction information. There is a form on the website that homeowners should fill out and submit to the secretary.

C. Architectural Review – Ray Geisler: We no longer need county permission to take down a tree, but we must have an arborist certify that it is being taken down for an appropriate reason. Homeowners must still get permission from the HOA, however. The Architectural Review Form can be printed from our website. If you have any questions, contact Doug Marvin at 941-748-4501, ext. 3803; he handles violations of county land development codes.

D. Lawn Maintenance Liaison – Hap Parkes

1. We have contracted with FLC for another year.

2. In walks around the neighborhood, Judy and Hap have found many weeds in our yards. Some of these weeds are resistant to chemicals that are allowed to be used. The state has banned some chemicals which would be useful.

3. If anyone wants to replace parts of their lawns, FLC can do that for you. The cost is \$1.75 per square foot. This includes: killing existing plants, digging up existing plants, replacing with new sod, and setting water timers to ensure good growth. FLC would be accountable for that area.

4. FLC has done a good job of preparing homes for painting by cutting back existing vegetation. At least 3 truck loads of debris were carried away.

5. Mulch will be put down after the painting is complete.

E. Painting Committee – Hap Parkes

1. Please assist the painters by removing any wall decor, moving furniture, etc.
2. The new gray colors have been painted on two homes. The lighter gray can be seen on #5035 (choice 9 - Mindful Gray), and the darker gray can be seen on #5046 (choice 12 -Acier Base). **Be sure you contact Judy WHETHER OR NOT you are changing your color.** Look on the website to see what colors your neighbors have chosen. The new colors are in **red**.
3. Everyone should be aware that once the painters start painting your house, they will cover and tape shut all doors and windows for a few hours. It will be impossible to enter or leave during those times. Also, someone should be home to allow the front door to stay open for a short period of time, and to open the garage door for a short time.
4. If you have any questions, please email Hap at haptennis@aol.com.

F. RHC Representative – Bill Mashburn: Turnover of the community from the developer to the homeowners is underway. No new progress has been made, but Bill will pass on any updates as they become available.

*** Bill, on behalf of the Painting Committee, presented a gift to **Hap Parkes** for his leadership of this committee. It was a year of hard work and strife; many hours were spent with many vigorous discussions. Hap was praised as "Mr. Calm," "unwavering, enduring master," and a great "arbiter and mediator." **We all salute Hap's efforts. We also thank the paint committee for their persistent efforts and hard work!**

5. Election of Directors- Judy Lockaby

A. Judy and Ellie (president and treasurer) have finished their three years terms. While terms are three years long, Judy has served six years as president and Ellie has served 6 years as treasurer. Judy asked for volunteers to be on the board; Jim Sullivan and Grant Hamilton agreed to serve. Thank you! The board will meet soon to determine who will fill each position.

6. Old Business – Hard surface maintenance: homeowners are asked to be sure their driveways and fences are clean, especially since we will be looking great with the new paint and mulch. Michael Christmann (5007) has graciously volunteered his pressure washer to anyone who wishes to borrow it.

7. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Jeanne Panka

Secretary

