

**December 10, 2009 MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS
OF WOODLAND WATERS HOMEOWNERS ASSOCIATION**

A Meeting of the Board of Directors of the Woodland Waters Homeowners Association, Inc. was called to order by President Jane Heid at 6:35 pm on Thursday, December 10, 2009 at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. She welcomed everyone and stated the meeting would **not** be recorded, as the recorder was malfunctioning tonight, but notes would be taken for the record.

The Board had a guest speaker tonight, Mr. John Watson, who spoke on a most important topic - sink holes. John gave a very informative presentation with a great slide show and a question and answer period. He said he would send the highlights of the presentation to Jane so that the information could be added to the newsletter for the rest of the membership.

Rich and Candie Firebaugh were in attendance at the meeting. Rich stated that he had been told that there was not a quorum to hold the Annual Meeting. Barbara Warren explained to him that we did have a quorum to hold the Annual Meeting, but that we did not have enough votes to pass the amendment that had been on the ballot at the Annual Meeting. However, of the 149 votes that were cast for the amendment, there were 135 votes for the amendment passage and only 14 against or withheld. It was further explained that at the Annual Meeting, many members felt that the majority of members did not fully understand the intent of the amendment and asked to have it put back on the ballot in a special vote. Some stating that they voted wrong because they thought they were voting for the amendment.

Next on the agenda were the Treasurer's reports. Barbara Warren discussed the outstanding HOA dues from last year that had been paid by the banks for the homes in foreclosure. She said that there were a couple more that would be paid in the near future. She then discussed the non-construct fees and stated that several members that owe these fees have requested that the Board excuse them for a few years from paying this fee due to the current economic situation. She said she has been explaining to people, as the HOA attorney has explained to the Board, that the fees need to be collected as they have always been because we cannot waive these fees due to the economy. It wouldn't be fair to the people that have paid this fee for several years. She also stated that we have moved our bank account to the new SunTrust Bank in the Glen Lakes Shopping Center for convenience purposes and that we now have a debit card for purchases by the Board, which would make it easier for the Board than writing checks to make purchases since we do almost all of our banking online. She said that the invoices for the HOA assessment dues were sent out. Over 260 were

sent via email now to save on postage; the rest were sent out the postal service.

Jane said that she had been served with 2 more foreclosure notices this month, and 2 homes were sold in Woodland Waters.

Next on the agenda were the minutes from the Annual Meeting and the Board Meeting directly following the Annual Meeting. It was noted that the minutes had been sent via email to the Board members prior to the meeting for any corrections. No one had any comments or corrections. It was moved and seconded that the minutes for the Annual Meeting and the Board Meeting directly following the Annual Meeting be approved and entered into the record. The motion carried.

Barbara & Jane discussed the HOA website and said that they are working with Alex Manzo on updating the HOA website. There have been several problems with the current website and when the update is finished, it will be more user friendly with additional information. Everyone should be impressed with the new site.

Dave Jolliffe said that he is working with WREC to see about having them put in a light pole by the front mailbox area, as the batteries for the solar lights that were installed there are quite expensive and the lights don't really give off enough light. The Board was concerned that it could very well become a safety issue if someone were to get attacked or hurt up there since the area was so dark after sunset even with the solar lights. Dave and Bill Tsompanidis were going to meet with the engineers from WREC and get back to the Board with additional information. Jane & Bill agreed to go to the other 2 mailbox areas after the meeting to see how well lit those mail centers were as well. Russ Coomer, Bill Tsompanidis and Dave Jolliffe have gone through the entire community noting any lights that need attention. WREC will be notified with their findings.

Bill Tsompanidis said that he had checked with the printer and that we could get the security decal for the WWHOA vehicles for a few hundred dollars/1000 decals. The Board needs to work on drawing one up or just using the letters WW and a color that would show up well when the vehicles are traveling, the object being that the decal would identify WW residents in the case where someone thinks or suspects that a vehicle could possibly be someone casing our area or a home. The Board discussed the best options and suggested that Bill check and see what the cost would be for reflective decals with black letters and a black edge. Bill would check on those prices and get back to the Board.

With no other business to discuss, a motion was made to adjourn; it was seconded and noted into record.

The Board of Directors