

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

September 15, 2014

CALL TO ORDER

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Monday, September 15, 2014 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: John Channing, Justin Curren, Al Goldsmith, Cecil Holt, Earl McVay, Tom Readal, and Richard Singletary. Director(s) absent: Rick Brown. Others present were Jean Biggers, Gary Bishop, Sherry Bishop, John Charlton, Sally Charlton, Lois Cox, Marty Cristofaro, Janas Goldsmith, Lisa Hayman, Steve Heide, Dannie Hubbard, Joanne Lewis, Carol McVay, Patrick Metz, Robert Metz, Joe Moore, Mike Prine, Betty Snapp, and Cheryl Thomas.

MINUTES PRIOR MEETING

Director Singletary made a motion to approve the August 18, 2014 regular meeting minutes. Motion seconded by Director Readal. Director McVay requested that the word "the bylaws" be struck and replaced with "this document". Motion carried with correction.

PUBLIC FORUM

Cheryl Thomas – Waterwood Partners

Jean Biggers – Stop sign at Oakland Hills and Muirfield

Mike Prine – Maintenance questions

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that WIA has collected 1090 annual fee payments through August. He also reported recoveries of \$76,894.07 which includes July collections from the collection agency. He also reported that one bond was called and a new bond was purchased.

ARCHITECTURAL CONTROL BOARD

Director Goldsmith reported that one (1) violation letter was mailed and one (1) verbal contact were made. He also reported that one (1) small improvement project application was approved.

AUDIT/FINANCIAL

Director McVay went over the monthly financials in detail for August.

COMMUNITY COMMUNICATIONS

No report.

COMMUNITY SOCIAL EVENTS

No report.

LIAISON TO EMS AND VFD

President Marshall distributed the report from EMS. He thanked everyone for attending the Labor Day BBQ at the Fire Department. He indicated that several of the new members have indicated that they would like to attend a extrication school but no cost have been discussed.

LIAISON TO MUD

No report.

LIAISON TO SECURITY

Executive Director Joe Moore reported that security traveled 4,838 miles and had one (1) incident report.

MAINTENANCE

Director Singletary reported that additional help had been hired to do some extra clean-up around Waterwood. Work is continuing on street repairs in Greentree Village.

REAL ESTATE

Director Curren reported that meetings are continuing concerning redevelopment. Discussion concerning obtaining a survey of the WIA property purchased earlier this year east of the WIA office and removing logs and brush from this property and around the WIA office, in order to better evaluate potential uses for this property

UNFINISHED BUSINESS

None

New Business

Carol McVay requested that the ACB prepare a synopsis of restrictions and have them distributed to the HOA's in Waterwood.

At 9:43 am, the board entered into an executive session.
Regular meeting reconvened at 11:28 am.

Director Singletary made a motion to approve salary structure as discussed. Motion seconded by Director McVay and passed with Director Goldsmith abstaining.

Director Singletary made a motion for the WIA board to indemnify Director Channing for any legal expenses for his actions as a director in the pending lawsuit. Motion seconded by Director McVay and passed with John Channing abstaining.

There being no further business, a motion was made by Director Curren to adjourn the meeting at 11:30 a.m., seconded by Director Goldsmith, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the November 17, 2014 WIA Board Meeting}

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

SPECIAL MEETING

September 30, 2014

CALL TO ORDER

Donnie Marshall, President, called the meeting to order at 9:00 a.m. on Tuesday, September 30, 2014 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: Justin Curren, Al Goldsmith, Cecil Holt, Earl McVay, Richard Singletary, and Tom Readal. Director(s) absent: Rick Brown and John Channing. Others present were Jean Biggers, Gary Bishop, Sherry Bishop, Chuck Bordo, Debra Cooper, Lois Cox, Terrence Ellington, Andy Gilliam, Rebecca Gilman, Jana Goldsmith, Lisa Hayman, Dannie Hubbard, Joanne Lewis, Wayne Mathew, Robert Metz, Bruce Moore, Steve Moore, Pat Nabers, Gary Nelson, George Russell, Sue Russell, EJ Swindler, Cheryl Thomas, and Willie Wiginton.

President Marshall welcomed the guests and announced that the board would now enter into discussion concerning a redevelopment of Waterwood.

At 9:03 am, the board adjourned for Executive Session.

At 10:11 am, the board reconvened to Open Session.

Director Curren reported that recently members of the Real Estate committee and Joe Moore met with representatives of a company that is in the process of developing an offer to Joe Nocito to purchase Waterwood Nationals' properties, i.e. golf course, marina, etc. They made an overview presentation of what they were potentially planning and possible roles for WIA, in general terms going forward. In order to be as factual and responsive as possible, given the newness of the development, they suggested that the full WIA Board meet to be briefed on their overview and to develop specific questions about their company and their plans for Waterwood.

There being no further business, a motion was made by Director Singletary to adjourn the meeting at 10:11 am, seconded by Director Readal, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the November 17, 2014 WIA Board Meeting}