

WATERWOOD IMPROVEMENT ASSOCIATION, INC.

DIRECTOR'S MEETING

December 21, 2015

CALL TO ORDER

Donnie Marshall, Vice President, called the meeting to order at 9:00 a.m. on Monday, December 21, 2015 at the WIA Office. Donnie Marshall served as Chairman of the meeting. Directors present included: Mike Bercu, Rick Brown, John Charlton, Justin Curren, Donnie Marshall, Tom Readal, and Sandy Singletary. Director(s) absent: Robert Beckles and Jack Zimmermann. Others present were Sally Bercu, Jean Biggers, Chuck Bordo, Monty Cartwright, Sally Charlton, Marty Cristofaro, Janas Goldsmith, Lisa Hayman, Cecil Holt, Betty Horn, Brian James, Roy Knapp, Carol McVay, Earl McVay, Robert Metz, Joe Moore, Steve Morrell, Debbie Nicholson, Mike Nicholson, Richard Singletary, and Pat Zappa.

MINUTES PRIOR MEETING

Director Brown made a motion to approve the November 16, 2015 meeting minutes. Motion seconded by Director Singletary and passed.

EXECUTIVE DIRECTOR'S REPORT

WIA Executive Director Joe Moore reported that WIA has collected approximately 1025 annual fee payments through November. He also reported recoveries collected are \$42,985.03. He reported attending the San Jacinto County Commissioners Court and there were several lot combinations approved.

ARCHITECTURAL CONTROL BOARD

Director Curren reported there were four (4) small improvement project applications approved. He reported that two (2) violation letters were mailed with one (1) having a second notice mailed. There were also two (2) verbal violations.

AUDIT/FINANCIAL

Director Readal went over financials for November. He also reported that the committee would be presenting the proposed 2016 budget in January.

BYLAWS/COVENANTS

In the absence of Director Beckles, President Marshall read an email from Director Beckles stating the members met in November. The discussion included history and future bylaws procedures. A more detailed overview will be forthcoming

COMMUNITY COMMUNICATIONS

Director Brown reported that the December newsletter is out and updates were done to the website.

COMMUNITY SOCIAL EVENTS

Director Singletary reported the winners of the decorating contest as follows:

Condos:

- 1st Alewine and Barnes Family in Fairway One
- 2nd Martindale Family in the Villas
- 3rd Rutherford Family in Scottish Pines

Small House

- 1st Cagle Family - 24604 Darkwood
- 2nd Morrell Family - 22456 Pebble Beach Way
- 3rd Mizell Family - 26604 Edgewood

Large House

- 1st Brown Family - 20400 Doral
- 2nd Readal Family - 20413 Doral
- 3rd Singletary Family - 22505 Pebble Beach Way

Grand Prize Winner: Steve and Diana Loy on Edgewood

Director Singletary announced that the Spring Outing will be April 30, 2016.

LIAISON TO COUNTY AND STATE GOVERNMENT

Director Bercu reported that the maintenance committee will be meeting with Precinct 4 Commissioner Nettuno.

LIAISON TO EMS AND VFD

Vice President Marshall reported that the EMS contract is up for renewal. After discussion, Director Bercu made a motion to approve the Allegiance contract for two years subject to clerical changes. Motion seconded by Director Readal. Motion carried.

Vice President Marshall reported that the mini-pumper is being repaired by Lone Star Power Equipment. He also reported that Point Blank and WVFD will be doing joint training.

LIAISON TO MUD

Director Charlton reported that Waterwood MUD board discussed installing electronic meters but does not feel that that would be an effective use of funds.

MAINTENANCE

Director Bercu reported that the maintenance committee meets the second Monday of each month. He also reported that Marty Cristofaro will be taking a look at the sinkholes to give an opinion for the solution of repairing. After some discussion, Director Bercu made a motion to go forward with the billboard project. Motion seconded by Director Charlton and motion carried.

NOMINATIONS

No report.

REAL ESTATE

Director Charlton reported on a new plan for the future of Waterwood. After a lengthy discussion, Director Charlton made a motion to approve The Grand Plan that consist of parking area for Trailers/RVs/Boats, dredge the Marina Boat Ramp area, build a pool, playground and pavilion area, i.e. a park, support the mowing of the golf course and create one or two smaller picnic areas for boaters at a sum to include a dues increase not to exceed \$100 for the 2016 annual assessments. Motion seconded by Director Curren and passed unanimously.

SECURITY

Director Brown reported that security has traveled 4,585 miles during November. He also reported that WIA purchased a new car. He reported that the security department already has policies and procedures in place.

UNFINISHED BUSINESS

Vice President Marshall asked the status of the Conceal Handgun law. He also announced that the controlled burns were done.

NEW BUSINESS

Vice President Marshall reported that the mediation had been set for January 18, 2016.

QUESTIONS FROM RESIDENTS

- Pat Zappa – Concerned about water leaks, culverts, mowing, and RV parking.
- Jean Biggers – Dump fence
- Robert Metz – Subdivision Sign

There being no further business, a motion was made by Director Charlton to adjourn the meeting at 10:50 a.m., seconded by Director Singletary, motion carried.

Date

President

Secretary

Copies of approved and signed minutes are available at the WIA administrative office
{Preliminary Minutes – Until approved at the January 18, 2016 WIA Board Meeting}