

**WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

*DIRECTOR'S MEETING*

*February 19, 2018*

**CALL TO ORDER**

Jack Zimmermann, President, called the meeting to order at 9:00 a.m. on Monday, February 19, 2018 at the WIA Office. Jack Zimmermann served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, Bob Lane, Larry Maas, Pat Nabers, Debbie Nicholson, and Lynn Spencer. Director(s) absent: John Charlton. Others present were Lee Ashby, Teresa Brown, Christa Butler, Al Goldsmith, Lisa Hayman, Roy Knapp, Mimi Kotz, Debbie Maas, RJ Macha, Frank Mandola, Carol McVay, Earl McVay, Ed Millett, Joe Moore, BJ Murray, Marcia Netzinger, Anita Paul, Ed Risley, Bonnie Triplett, Bo Walters, and Pat Zappa.

At this time, a non WIA property owner was asked by the President to stop the recording of the monthly property owner's association meeting. The individual refused to comply and further action was taken. At this time a recess was taken.

**MINUTES PRIOR MEETING**

Director Lane made a motion to approve the January 15, 2018 regular monthly meeting minutes. Motion seconded by Director Spencer and passed.

**EXECUTIVE DIRECTOR'S REPORT**

WIA Executive Director Joe Moore had no report. President Zimmermann reported that WIA Executive Director Joe Moore would be retiring December 31, 2018 and a search committee for his position had been created.

At this time another recess was taken.

**ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that three (3) small improvement project applications have been approved. She also reported several letters were mailed and two (2) are pending court in San Jacinto County Justice of the Peace Precinct 4 Judge Magee's office.

**AUDIT/FINANCIAL**

Director Maas reported that monthly financials for January and December had been reviewed. He also reported that \$400,000 bonds had matured and they would be working with Morgan Stanley to reinvest.

**BYLAWS**

Director Lynn Spencer reported that committee is continuing to look at all of the information received and they are still gathering information.

## **COMMUNITY COMMUNICATIONS**

No report.

## **COMMUNITY SOCIAL EVENTS**

Director Nabers reported that the next event will be the Spring Outing.

## **LIAISON TO COUNTY AND STATE GOVERNMENT**

Director Nabers reported that she and Joe Moore will be attending the February commissioner's court meeting.

## **LIAISON TO EMS AND VFD**

Director Lane reported that the VFD will be purchasing three new sets of bunker gear and a five position charger. He also reported that Sandy Singletary is continuing to work on the 501C paperwork. They have also contacted Sid Martin a fire truck repair company concerning the pumper truck. He also announced that the WVFD will be having a fish fry fundraiser on March 17. The place has not yet been determined. He also reported that fire hydrant training will begin on March 10.

## **LIAISON TO MUD**

Director Nabers reported that the MUD district is working on completing the fire hydrant project within the next three months. MUD is also looking at the possibility of digital water meters.

## **MAINTENANCE**

Director Butler reported that he and Joe Moore met with Timberlake Nursery on February 2. Timberlake Nursery has assigned a day porter to Waterwood. He reported that they have power washed the WIA office building. He also reported that WIA had received a bid from Timberlake Nursery to work on the access road to the leaf and limb debris dump and trailer storage area. This work is delayed until the road is dry.

## **REAL ESTATE**

No report.

## **LIAISON TO SECURITY**

Director Brown reported that security patrolled 4176 miles in January and fielded approximately twenty-eight (28) calls.

## **UNFINISHED BUSINESS**

Director Butler reported that he is looking at the new maintenance contract and the specifics on weeds in the roads and right of ways and will report that information back to the WIA Board.

Director Spencer asked the status of the bulkhead on Bay Hill unto which Executive Director Moore replied that the project was turned over to the Real Estate Committee.

### **New Business**

Director Maas made a motion to postpone the implementation of the \$2,000 lot consolidation fee until January 1, 2019. Any lot consolidations in The Beach or Putter's Point communities shall require their respective homeowner association's agreement to consolidate and also deny a replat of properties within Piney Point, Fairway Village and Tournament Village. Motion seconded by Director Spencer and passed.

Director Butler made a motion to not allow the sale of common area A, B, & C in the Villa area. Motion seconded by Director Lane. Motion carried.

### **Questions from Residents**

WIA member Pat Zappa asked what rules the ACB used for governing the subdivision. She also had maintenance questions.

At 12:37 p.m., the board adjourned for the executive session.  
At 12:38 p.m. the board entered into an executive session.  
Regular meeting reconvened at 1:13 p.m.

Director Lane made a motion to restrict attendees of the Waterwood Improvement Association meetings to Waterwood property owners and those invited by the Board of Directors. Motion seconded by Director Spencer and passed unanimously.

There being no further business, a motion was made by Director Nicholson to adjourn the meeting at 1:14 p.m., seconded by Director Butler, motion carried.

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Date

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President

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Secretary

Copies of approved and signed minutes are available at the WIA administrative office  
***{Preliminary Minutes – Until approved at the March 19, 2018 WIA Board Meeting}***