

## **WATERWOOD IMPROVEMENT ASSOCIATION, INC.**

### *MONTHLY MEETING*

*July 16, 2018*

#### **CALL TO ORDER**

John Charlton, Vice-President, called the meeting to order at 9:00 a.m. on Monday, July 16, 2018 at the WIA Office. John Charlton served as Chairman of the meeting. Directors present included: Rick Brown, Sam Butler, Larry Maas, Pat Nabers, and Debbie Nicholson. Director(s) absent: Bob Lane, Lynn Spencer, and Jack Zimmermann. Others present were Earl McVay, Carol McVay, Jean Biggers, Sally Charlton, Lalla Goka, Janas Goldsmith, Deb Maldonado, Ed Millett, Marcia Netzinger, Cristal Butler, Al Goldsmith, Bruce Perea, Anita Paul, Teresa Brown, BJ Murry, Mimi Kotz, Lisa Hayman, and Joe Moore.

#### **MINUTES PRIOR MEETING**

Director Brown made a motion to approve the June 18, 2018 regular monthly meeting minutes. Director Butler seconded the motion and minutes were approved.

#### **EXECUTIVE DIRECTOR REPORT**

WIA Executive Director Joe Moore reported 799 payments had been received through June and \$34,381.77 had been collected in recoveries. He also reported that \$15,000 had been received from the sale of some of the Waterwood Partners lots.

#### **ARCHITECTURAL CONTROL BOARD**

Director Nicholson reported that three (3) small improvement project applications were approved, one (1) small improvement project application was not approved, and one (1) violation letter was mailed. There was a conversation concerning the fence along Waterwood Parkway and the two sections that are down due to a storm, will be addressed. Director Charlton made the comment that we can not force the homeowner to replace the fence. The ACB chairman agreed to send out letters with the option to repair/ replace fence or remove it completely.

#### **AUDIT/FINANCIAL**

Director Maas reported that monthly financials were normal. He also reported that he had spoken with Pam Hudgins, the WIA auditor, who was working on the 2017 audit. She recommended that the board consider increasing the capitalization limit. After some discussion, Director Maas made a motion to increase the limit from \$1500 to \$5000. Motion seconded by Director Butler and passed.

#### **BYLAWS AND COVENANTS 211**

In the absence of Director Spencer, there was no report.

#### **COMMUNITY COMMUNICATIONS**

Director Brown reminded everyone to email your articles and pictures for the WNN.

#### **COMMUNITY SOCIAL EVENTS**

Director Charlton reported that Waterwood Volunteer Fire Department July 4<sup>th</sup> BBQ fundraiser was a success and they profited \$1,000.

**LIAISON TO COUNTY AND STATE GOVERNMENT**

No report.

**LIAISON TO EMS AND VFD**

In the absence of Director Lane, Director Nabers distributed the EMS report.

**LIAISON TO MUD**

Director Nabers reported that Waterwood MUD will meet Friday, July 20<sup>th</sup>.

**MAINTENANCE**

Director Butler reported that the WIA office and the fire station both have new roofs. He also reported that the street signs for Whispering Pines 1 have been completed and picked up by the county and that Commissioner Nettuno's office will be installing them when they can work the installation into their schedule. Director Butler reported that the bulkhead repair project on the WIA greenbelt in Bay Hill was awarded to Ivy Construction and they will begin either the week of July 23<sup>rd</sup> or the week of July 30<sup>th</sup>. He also reported that he is continuing to contact Schmidt Memorial concerning the painting of the entrance and sub-division signs and will make another attempt to get that work order in place.

**NOMINATING**

Director Brown reported that there will be four (4) available places on the WIA board and to be eligible to run you must be a Waterwood property owner.

**REAL ESTATE**

No report.

**LIAISON TO SECURITY**

Director Brown reported that security traveled 3,963 miles in June and fielded seventeen (17) calls.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

None

**QUESTIONS FROM RESIDENTS**

Teresa Brown, BJ Murry, Carol McVay, Anita Paul, and Bonnie Triplett

At 9:45 a.m., the board adjourned for the executive session.

At 9:50 a.m. the board entered into an executive session.

Regular meeting reconvened at 9:52 a.m.

Director Maas made a motion to approve the letters received from Joe Moore and Lisa Hayman. Motion seconded by Director Brown and passed.

There being no further business, a motion was made by Director Butler to adjourn the meeting at 09:55 a.m., seconded by Director Brown, 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 August 20, 2018 WIA Board Meeting}***