

Minutes Board of Directors Meeting  
SOUTHERN WOODS POA, INC.  
2541 N. RESTON Terrace, Hernando, 34442  
352-746-6770 Fax 352-746-3607

The September 5, 2018 meeting was called to order by President Richard Kopicki; those in attendance were Tom Ginther, and Jackie Antonacci. Tom Paslay and Krista DiBerardino were absent. Also attending was Tina Little, CAM (VSC) and (4) owners (see sign in sheet). With a quorum being established the meeting started at 3:00 P.M.

**TREASURER'S REPORT:**

The Board reviewed the Owner aged Account. As of August 31, 2018 there is \$7970.47 in outstanding fees owed to the association. All accounts over 90 days have been sent to collections.

The Board will need to do "Preservation" on their Deed Restrictions before 2021. The Board has money in legal Expenses (8100) that will pay for the Preservation. We will be setting up a reserve account for the new lights.

**PRESIDENT'S REPORT**

The website has not been updated. There are some errors and missing documents. Krista DiBerardino's name is spelled wrong. Financials and minutes need to be updated. Benjamin Lee's name needs to be removed and Thomas Ginther's name needs to be added.

Before Diane left she had suggested that the board adopt a proposed amendment to Article IX under Dwelling and Fencing 9.4c into the Deed Restrictions under Landscape. This will have to be voted on by the membership and added to the ballot. A letter was drafted by Rich regarding restriction, ARC rules and regulation which should be added to the annual packet.

**COMMITTEE REPORTS:**

ARC Richard Kopicki:

- Jeffery Plumb 31 Ryewood submitted an ACB form to install water well.
- William Pindell 98 Woodfield submitted an ACB form to install irrigation well.
- John Podlucky 16 Reywood submitted an ACB form for new landscaping

**Approval of Minutes & Treasurer's Report:**

- **MOTION** was made to approve the minutes from June Board of Directors Meeting by Tom Ginther, second by Richard Kopicki all in favor. Motion passed.
- **MOTION** was made to accept and file the treasurer's report by Rich Kopicki second by Jackie Antonacci, all in favor. Motion passed.

- **MOTION** was made to waive the fee for 9 Ginger Wood by Tom Ginther second by Jackie Antonacci, all in favor. Motion passed.

**Manager's Report: Tina Little, LCAM**

- The intent to runs has been mailed out.
- A courtesy letter was sent to 87 Woodfield about keeping the lawn mowed and weeded.
- Mowing of the vacant lots will start next October.
- 9 Gingerwood Raymond Preston wrote a letter about the collection company.
- We received the check from Alliance for 9 Gingerwood. \$165.10. But from the time it took to send the check VSC had added interest to the account a balance of \$3.70 remains. **(The Board said to remove the \$3.70 fee from the account)**

**Old Business:**

- Jackie got three bids for Curbing for the front entrance. The cost is around \$800 to \$1002.00
  - **Artistic Curb**
  - **Affordable Curbing**
  - **Classic landscaping and curbing**

With no further business to discuss the meeting was adjourned at 4:30 P.M., motion by Rich Kopicki and second by Tom Ginther.

The next Board of Directors Meeting will be held on, October 3, 2018.

Respectfully Submitted by Tina Little, CAM  
For Southern Woods, POA, Inc. for:

Jackie Antonacci, Secretary

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Secretary:

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Date