

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

March 7, 2018

The meeting was called to order by President Richard Kopicki; those in attendance were Tom Ginther, Tom Paslay, Jackie Antonacci, absent Krista DiBerardino. Also attending was Diane Evans, CAM (VSC) and Tina Little, CAM (VSC) and two (2) owners (see sign in sheet). With a quorum being established the meeting started at 3:00 P.M.

MINUTES:

Motion to approve the minutes from January 2018 Board of Directors Meeting by Tom Ginther, second by Richard Kopicki all in favor. Motion passed.

TREASURER'S REPORT:

As of February 28, 2018 \$43,081.02 in the operating account, \$16,981.22 in Deferred Maintenance and \$41,650.52 in the Reserve Accounts. Outstanding monies owed \$842.55.

Motion was made to accept and file the treasurer's report by Thomas Paslay second by Jackie Antonacci, all in favor. Motion passed.

The Board reviewed the Owner aged Account. As of March 7, 2018 there is \$9,721.90 in outstanding fees owed to the association.

COMMITTEE REPORTS:

Presidents Report: Monthly meeting with Ron Kitchen at the meeting it was requested that more patrols would take place in Southern Woods. Ron stated that this was not his area and the Board needed to contact the Sheriff's Department on this issue.

On this issue Tom Paslay stated that the Sheriff's Department told him that due to so little crime in the area that more patrols were not necessary at this time.

ARC Richard Kopicki:

Nothing to report for this meeting.

It was stated that there are two (2) new home applications pending (Sweetwater and Deem Construction).

Common Area Krista DiBerardino and Jackie Antonacci:

Landscape project for Corkwood/CR-480 and Deerwood/480 proposal from Mann-icure came in at \$3,600.00. The next proposal came in at \$5,000.00. Both plans were using approximately the same plantings.

Motion was made to approve the proposal from Mann-icure in the amount of \$3,600.00 by Tom Paslay second by Tom Ginther, all in favor. Motion passed.

Deed Restrictions:

Inspections will be March 28, 2018 by Diane Evans and Tina Little. A written report will be provided to the Board before violation letters area sent to the owners'.

Manager's Report: Diane Evans, LCAM

There were three (3) owners who contacted the VSC office asking to have their late fees, interest and mailing fee removed. The Board discussed this issue and decided with the information that was provided that the fees will stand as billed.

It was brought to the attention of the Board that they will need to do a "Preservation" on their Deed Restrictions before 2020. The Board needs to budget for this expense in legal (#08100) and begin the project in 2019.

Old Business: The five (5) street lights should be installed beginning mid-April.

New Business: Nothing to report.

With no further business to discuss the meeting was adjourned at 4:15 P.M., motion by Thomas Ginther and second by Thomas Paslay to adjourn.

The next Board of Directors Meeting will be held on, June 6, 2018

Respectfully Submitted by Diane Evans, LCAM
For Southern Woods, POA, Inc. for:

Jackie Antonacci, Secretary

Secretary:

Date