

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

The June 6, 2018 meeting was called to order by President Richard Kopicki; those in attendance were Tom Ginther, Tom Paslay, and Jackie Antonacci, absent Krista DiBerardino. 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:

As of May 31, 2018 \$34,347.74 in the operating accounts, \$7,440.98 in Deferred Maintenance and \$16,982.50 in the Reserve Accounts. In pre-paid insurance \$2,313.00.

The Board reviewed the Owner aged Account. As of May 31, 2018 there is \$8,480.81 in outstanding fees owed to the association. All accounts over 90 days will be sent to collections.

The Board will need to do "Preservation" on their Deed Restrictions before 2021. The Board might want to do a special assessment of \$20.00 per lot. The board will discuss this at the budget meeting in October.

PRESIDENT'S REPORT

Corkwood light installation Project - Since the Association filed for the right-of way permit we are responsible for making sure that the right-of- way was put back like it was before the project was started. With the Corkwood light installation we have held back \$3500 payment till we get approval from the County. The contractors repair/replace resolution work that was already performed was not accepted as being in compliance by the County Engineer. The contractor came back out and planted grass seeds like the county said to do. The County was happy that they planted seeds. But they said that they are not going to approve the right a way permit for three weeks to see if the grass grows in.

The contractor is pushing to get paid; they asked if we could pay them part of the money now. Richard Kopicki asked for approval from the boards to pay the contractor \$3,000.00 now and tell them we are still holding the balance of \$500.00 until after the County Land Planner gives Final Approval of (Right -of-Way) Permit ROW 8728. If they do not fix the right-of way the board can use the \$500 to hire someone else to complete the work.

COMMITTEE REPORTS:

ARC Richard Kopicki:

- Dreams Custom Homes dropped off the blue print for a new build for the Tolin house.
- Sandi Selwood 89 Woodfield Circle submitted an ACB form to redo landscape by adding concrete edging around existing plant beds.
- Larry Hobby 72 Woodfield Circle wants to redo the landscape in the back yard.

- We received a letter regarding a spa within a gazebo in the rear of the property of 8 Ryewood. The owners have selected to go with option 2.

Make the following changes to be in compliance:

- a)** An aluminum pool cage (screen enclosure) must be built to completely surround the Health Spa and be physically attached to the structure (residence). Drawing/sketch must be submitted to ARC prior to construction.
- b)** Additionally a new footer will likely be required to support the perimeter loads of the new enclosure.
- c)** The sides of the enclosure facing the golf course must use "privacy screening" to lessen the view of the Health Spa.
- d)** Landscaping shall be installed on the side (in front of the Health Spa) that is visible from the golf course. The plants shall be a minimum height of four (4) feet at installation. A landscaping Plan shall be submitted to ARC prior to planting.
- e)** If the Health Spa is still noticeably visible it may require painting to match the color of the house. They said that they were already looking at having it painted to match the exterior of the home.

Approval of Minutes & Treasurer's Report:

- **MOTION** was made to approve the minutes from March Board of Directors Meeting by Tom Paslay, second by Tom Ginther all in favor. Motion passed.
- **MOTION** was made to accept and file the treasurer's report by Thomas Paslay second by Jackie Antonacci, all in favor. Motion passed.
- **MOTION** was made to only pay Solar Solutions \$3000.00 until the County Land Planner gives Final Approval of (Right -of-Way) Permit ROW 8728 by Richard Kopicki second by Tom Ginther, all in favor. Motion passed.

Manager's Report: Tina Little, LCAM

- A courtesy letter was sent to 66 Woodfield for having a trailer in their drive way. (No response) They have since removed the trailer.
- A letter will be sent to 87 Woodfield about keeping the lawn mowed and weeded.
- Jeff from 13 Gingerwood called me about 15 Gingerwood. Someone is dumping trash on the vacant lot and he is concerned about a tree that fell down during the last hurricane.
- I'm putting together a letter to send out about dumping yard waste on vacant lots and common areas.
- Mowing of the vacant lots will start next week.
- Per the Board send all accounts that are over 90 days past to Smart Collections.

New Business:

- Fences – This is in the rules for the Architectural Review Committee. It should be added to the association Covenants.
- Potted plants – The board talked about adding something in the Covenants limiting the number of potted plants you can have.
- Curbing at the front entrance – The Board would like to add curbing around the sign at the front entrance.

With no further business to discuss the meeting was adjourned at 4:45 P.M., motion by Tom Paslay and second by Tom Ginther.

The next Board of Directors Meeting will be held on, September 5, 2018.

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

Jackie Antonacci, Secretary

Secretary:

Date