

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

January 3, 2018

The meeting was called to order by President Richard Kopicki; those in attendance were Krista DiBerardino, Tom Ginther, Tom Paslay, Jackie Antonacci, Gary Mosley and Diane Evans, CAM (VSC) No owners were present. With a quorum being established the meeting started at 3:00 P.M. (See Sign in Sheet.)

MINUTES:

Motion to approve the minutes from September 2017 Board of Directors Meeting by Tom Ginther, second by Krista DiBerardino all in favor. Motion passed.

Motion to approve the minutes from the December 2017 Re-Org Meeting for the 2018 officers by Tom Paslay second by Rich Kopicki, all in favor. Motion passed.

TREASURER'S REPORT:

As of December 31, 2017 Year End Balance of \$31,621.77 in the operating account, \$16,980.40 in Deferred Maintenance and \$41,424.89 in the Reserve Accounts. Outstanding monies owed \$842.55. Check was sent to SOL, Inc. in the amount of \$25,176.00 for the lights to be installed on Corkwood Blvd. with a remainder of \$3,500.00 to be paid upon completion. **Motion was made to accept and file the treasurer's report by Krista DiBerardino second by Jackie Antonacci, all in favor. Motion passed.** The Board requested that the two delinquent accounts A-28 and H-09 be sent to S.M.A.R.T collections.

COMMITTEE REPORTS:

Presidents Report:

Rich attended the monthly meeting with the Board Presidents from Cypress Village, and Oak Village. Construction of the Park Way is scheduled to begin in January 2018. The group also discussed the universal garbage pick-up throughout the county.

The Board Motioned to approve Richard Kopicki to sign all need documentation regarding the light project on Corkwood Blvd. for the Citrus County Commissioners, Land Development Engineering Department through a Resolution, all in favor. Motion passed

The Board thanked Rich Kopicki for all the work that he has done with the applications and working with Citrus County to get the five (5) street lights installed on Corkwood Blvd.

The Committee assignments were assigned to the Board Members. The assignments can be found on the Southernwoodspoa.com web site.

Management will contact Thomas Electric to reconnect the spot lights at the entrance of Corkwood and CR-480 and will get a price to split off the spot lights form the electrical outlets.

ARC Richard Kopicki:

2 re-painting permits were issued. 1 re-roof approved.

It was brought to the Boards attention that a window replacement of a larger size was installed at 16 Woodlee Court South a letter will be sent asking the owner to fill out an application after the fact. This falls under exterior modification.

Deed Restrictions:

There was nothing to report at this time. Inspections will begin in February weather permitting.

Manager's Report: Diane Evans, LCAM

All the damaged trees were remove that were on the county right –of –way from the storm Irma.

Old Business:

Krista DiBerardino presented the color lappet to the Board. The colors will stay in the Neutral and Earth Tones (sand tones, pale yellow, sage greens, light blues and gray tones) and all applications for repaint or new construction must be approved by ARC before painting can begin.

New Business:

Tom requested that Rich bring up at the next monthly Round Table with Commissioner Ron Kitchen for Sheriff Patrols in the Southern Woods area.

The Landscape bids from Better Earth and Mann-icure were discussed; Krista and Jackie will review the bids and make suggestions to bring the bids closer together.

With no further business to discuss the meeting was adjourned at 4:30 P.M., motion by Jackie Antonacci and second by Gary Mosey to adjourn.

The next Board of Directors Meeting will be held on, March 7, 2018

Respectfully Submitted by Diane Evans, LCAM

For Southern Woods, POA, Inc. for:

Jackie Antonacci, Secretary

Secretary:

Date