

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

May 3, 2017

The meeting was called to order by President Richard Kopicki; those in attendance were, Tom Paslay, Krista DiBerardino, Tom Ginther and Linda Deptola, CAM (VSC) for Diane Evans, CAM (VSC), absent was Ben Lee. Also present was Dean Moore past president. With a quorum being established the meeting started at 3:00 P.M. There were five (5) owners present at the meeting, see sign in sheet.

**MINUTES:**

**Motion to approve the minutes from the January 2017 Board Meeting by Tom Ginther, second by Tom Paslay all in favor. Motion passed.**

**TREASURER'S REPORT:**

As of April 30, 2017 balance of \$53,755.24 in the operating account, \$16,976.99 Deferred Maintenance and \$42,093.90 in the Reserve Accounts. Outstanding monies owed \$11,792.21. **A Motion was made to accept and file the treasurer's report by Tom Ginther second by Tom Paslay, all in favor. Motion passed.**

**Motion was made to nullify all previous motions that put a time limit as to when the Board places a lien on delinquent properties other than what is stated in accordance to the Declaration of Covenants, Restrictions, and Easements of Southern Woods POA, Inc. by Tom Paslay, second by Krista DiBerardino, all in favor. Motion passed.**

**Motion was made to lien all properties that are delinquent as of May 1, 2017 in accordance to the Declaration of Covenants Restrictions, and Easements of Southern Woods POA, Inc. by Richard Kopicki second by Krista DiBerardino, all in favor. Motion passed.**

**COMMITTEE REPORTS:**

Presidents Report:

Rich attended the monthly meeting with the Board Presidents from Cypress Village, Oak Village, and Advance Disposal. There will be No change in side door pick-up, recyclables and yard debris will be picked up at the curb.

The Board has indicated that they will no longer take on any responsibility to the parkway if legal action is required.

ARC Richard Kopicki:

New home construction on Ryewood, painting permits and sidewalk approval.

Deed Restrictions:

Krista gave a lawn update report. This was given to management to do a follow up.

**Manager's Report: Linda Deptola for Diane Evans, LCAM**

The Board has requested that management send a letter all the residents about security due to the break-ins and a letter to the Sheriff requesting more patrols in the area.

New lawn letter was sent to 1 Woodfield for landscape violations.

Pleased see written Managers Report for further details. A Tops report of open violations was given to the Board

Old Business:

Lights on Corkwood: Dean Moore gave a report stating the association use deferred maintenance monies to fund the lights on Corkwood. 10 lights \$28,957, installation from Tinsley Electric is \$500.00 per light for 10 lights is \$5,000.00. Total cost including the lights and installation is \$32,975.00. The Board will put this on the ballot in December. The committee will do a walk through with Tinsley Electric at 4 PM on Friday to determine where the lights will be installed. The Board asked management to do a follow on the black outs on the existing street lights.

New Business:

**A motion was made to remove the old web site southernwoodspoa.org, by Krista DiBerardino, second by Tom Paslay, all in favor. Motion passed. Mr. Ralph Sellers was asked to have the old site removed. The southernwoodspoa.org site is not maintained and is obsolete.**

An update on the entrance landscape dead material removed, plan to be submitted to upgrade the entrance by Mann-icure Lawn and Landscape.

With no further business to discuss the meeting was adjourned at 4:50 pm, motion by Tom Paslay and second by Tom Ginther to adjourn.

The next Board of Directors meeting will be held on, September 6, 2017. Budget Meeting

Respectfully Submitted by Linda Deptola, LCAM  
For Diane Evans, LCAM for Southern Woods, POA, Inc. for  
Tom Paslay

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Secretary:

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Date