

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

January 11, 2017

The meeting was called to order by President Richard Kopicki; those in attendance were, Tom Paslay, Ben Lee, Krista DiBerardino, Tom Ginther and Diane Evans, CAM (VSC). With a quorum being established the meeting started at 3:00 P.M. There were four(4) owners present at the meeting, see sign in sheet.

MINUTES:

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

TREASURER'S REPORT:

As of December 31, 2016 balance of \$52,787.96 in the operating account, \$16,975.32 Deferred Maintenance and \$41,979.89 in the Reserve Accounts. This reflects our year end statement for 2016. **A Motion was made to accept and file the treasurer's report by Krista DiBerardino second by Tom Paslay, all in favor. Motion passed.**

The Budget for 2017 was reviewed showing the additional income from the vacant lot mowing. The owners at the Annual Meeting voted for an extra mowing by 89 yeas votes to 20 no votes. **Motion was made by Tom Paslay second by Tom Ginther to amend the budget showing the extra funds coming in for the second mowing for the vacant lot mowing, all in favor. Motion passed.**

The Board voted by a motion to pay Bush for the invoice in the amount of \$852.00 once all the back invoices have been received and reviewed. **Motion was made by Tom Paslay, second by Krista DiBerardino to pay Bush once the past history of invoicing has been received and reviewed by Ben Lee, all in favor. Motion passed.**

Motion was made by Tom Paslay, second by Tom Ginther to remove a charge of \$12.70 from E-11, all in favor. Motion passed.

COMMITTEE REPORTS:

Presidents Report:

Board assignments were assigned to each member of the Board, and are as follows: Richard Kopicki ARC (Chairperson); Krista DiBerardino Common Area; Ben Lee Finance and Common Area; Thomas Paslay Rules Enforcement; Thomas Ginther Rules Enforcement and Gary Mosey ARC.

Vacant Lot Mowing:

Management will call the Extension Office and inquire when is the best time to cut the vacant lots in the spring.

Management was asked to send a letter to 87 Woodfield Cir regarding the condition of the lawn.

In an email the owner inquired if he could just cut the vacant lot and not have to pay the fee. The Board by a unanimous decision decided that the owner will need to pay first and then be reimbursed once the lot has been mowed in the same timeline of the associations cutting of the vacant lots. The owner must notify the office that the property has been cut so an inspection can be done after the lot has been mowed.

Manager's Report: Diane Evans, LCAM

Mannakee Property update. The Board had a conference call with Steve Ritter from Larson and Associates. The owner offered to pay \$2,421.42 leaving a loss of \$5,655.66 to the association. The Board wanted to know if Mannakee had sent money to the Larson in the amount of \$3,112.74 as shown on a ledger summary from Larson and Associates. Steve showed this as a duplicate charge and it was removed on there end. Steve Ritter advised that the Board has the obligation to either accept or reject the offer from Mannakee. The Board denied the counter offer from Mannakee. Ligation will begin and will take 4 to 6 months from the time it is started.

The motion was made by Tom Paslay second by Krista DiBerardino not accept the Mannakee offer, all in favor. Motion passed. Diane will notify Larson's and Associates via a fax form that was provided by Larsen and Associates of the Board's decision.

For more information regarding the Manager's Report, please see the written report that is kept in the Boards Notebook.

Old Business:

Tom Paslay gave a brief update on the parkway and at this time there is no prevision for sound barriers. There is a "Go Fund Me" account to help fight the FDOT on moving the Parkway further to the East. According to a written report form Mr. Moore that was written by Ron Kitchen County Commissioner, finial permits for the Parkway should be issued in March, contracted to be out by June; construction to begin by September.

The street lights for Corkwood are on hold at this time.

New Business:

Bob TenBrook from the Cottages addressed the Board regarding lighting the entrances at Deerwood and CR-480. Bob asked the Board if it would be possible to use the designated \$2000.00 designated for landscaping the area be used for the lighting of the entrances instead. The total cost for the light project is \$3,500.00 Bob asked if the Board could come up with an additional \$500.00 and The Cottages would fund the other \$1,000.00.

Motion was made by Tom Paslay second by Krista DiBerardino to use the allocated \$2,000.00 plus an additional \$500.00 to be used for power, lights and permits to light the entrance at Deerwood and CR-480 with The Cottages contributing \$1,000.00 to the project, and the landscape will be scheduled for 2018, all in favor. Motion passed.

With no further business to discuss the meeting was adjourned at 4:30 pm, motion by tom Paslay and second by tom Ginther to adjourn.

The next Board of Directors meeting will be held on, March 1, 2017

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

Secretary:

Date