

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

September 20, 2017

The meeting was called to order by President Richard Kopicki; those in attendance were, Krista DiBerardino, Tom Ginther, Ben Lee, Tom Paslay by phone, and Diane Evans, CAM (VSC) Also present were two (2) owners. With a quorum being established the meeting started at 3:00 P.M. (See Sign in Sheet.)

**MINUTES:**

**Motion to approve the minutes from May 3, 2017 Board of Directors Meeting by Tom Ginther, second by Ben Lee all in favor. Motion passed.**

**TREASURER'S REPORT:**

As of August 31, 2017 balance of \$57,683.24 in the operating account, \$16,978.70 which is in Deferred Maintenance and \$41,309.23 in the Reserve Accounts. Outstanding monies owed \$13,145.37. **A Motion was made to accept and file the treasurer's report by Ben Lee second by Tom Ginther, all in favor. Motion passed.**

Liens have been filed on all past due accounts. A check was received in the amount of \$1,472.88 for back assessments on the Castro properties on September 15, 2017. An owner requested that late fees and interest be dropped on back due assessments. The Board has stated that there are no negotiations on past due assessments and no waiver on fees.

The Board requested that S.M.A.R.T attend the budget Meeting on October 4, 2017 at 3 P.M. Contact will be made with Chelsea Emons.

**COMMITTEE REPORTS:**

Presidents Report:

Rich attended the monthly meeting with the Board Presidents from Cypress Village, Oak Village. Construction of the Park Way is scheduled to begin in September. The Parkway will be done in six (6) sections by different contractors.

ARC Richard Kopicki:

Painting permit issued. Krista DiBerardino brought up the issue of a color pallet for the home's exterior. Krista will put together a lappet for the Board to review.

Deed Restrictions:

The Board reviewed a Resolution on the violation procedure.

**Motion was made by Tom Paslay to approve the Resolution of violation procedure, second by Krista DiBerardino, all in favor. Motion passed.** Resolution will be filed in the document book.

**Manager's Report: Diane Evans, LCAM**

There are four (4) trees that are down from the storm Irma. The county has been called to remove the fallen trees off the county-right-of way.

The Board was sent the revisions of the ARC Rules and Regulations updating the document.

**Motion was made by Tom Ginther second by Krista DiBerardino to approve the revision in the ARC Rules and Regulations document, all in favor. Motion passed.**

Please see written report for further issues.

Old Business:

Krista DiBerardino will call Duke Energy requesting a black out shade on the pole in front of her home and report to the Board if .Duke Energy will install the shade.

New Business: Annual Meeting

The Annual Meeting will be held on December 6, 2017, starting at 4:30 P.M. at the Southern Woods Golf Club on Corkwood Blvd. Letters were sent to all owners requesting candidates to run for one (1) open position on the Board. There was one (1) response from Jackie Antonacci. All reports must be given to management by October 15, 2017. The mailing will be out by November 3, 2017.

The floor was opened up to the owners: One owner in attendance had a suggestion for the Board in the future, to establish a Welcoming Committee to greet the new owners.

With no further business to discuss the meeting was adjourned at 5:00 P.M., motion by Tom Ginther and second by Ben Lee to adjourn.

The next Board of Directors meeting will be the Budget Meeting held on, October 4, 2017.

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

Tom Paslay, Secretary

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Secretary:

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Date