

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday March 11, 2003
Farnell Middle School 7:00pm

1. Meeting was called to order at 7:10pm by President Jerry Riddle
2. Roll call established quorum of the Board; Present: Greg Gelyon, Frank Credendino, Chuck Fuller, Jerry Riddle, Adam Kemp, Frank Marino. Absent with notice and apologies Dave Gursky. Absent without notice or apologies Jeff Novell, Jason Fox. 32 homeowners present.
3. **Motion by Frank Credendino/seconded by Adam Kemp and carried unopposed that the reading of the February 11th minutes be waived and approved as read.**
4. Old Business: Water Meter Agreement
The revised agreement submitted by the county reflecting the increased amount of \$3700 plus \$100 for document stamp fees and conditions was accepted and signed by the Board.
5. Old Business: Committee Dinner
Unopposed by the Board the monies received from the County for the Water Meter Easement will be used to fund the committee dinner unanimously voted in favor for by the members present at the Annual Meeting.
6. Old Business: Portable Basketball Hoops
By motion, Greg Gelyon to allow portable basketball hoops, as presently existing 24hrsx7days per week/seconded by Adam Kemp/motioned to table by Jerry Riddle not seconded. Vote reflected 3 in favor of Greg's motion, 2 against, Frank Marino abstaining. Motion carried and Chuck Fuller reminded all that the apparatus must be kept in pristine condition at all times. The matter will be subject to a final vote by the membership in November 2003. Temporary approval by the board is provisional pending the outcome of the November membership elections. The Board agreed to accept the results of the community vote as final and binding on the membership.
7. Old Business: Website Advertising
Chuck Fuller made a motion to accept list as basic guideline for advertising restrictions on the website/seconded by Frank Credendino and carried unopposed. The agreed list of prohibited advertising shall comprise the following subject matter: supremacy (politically oriented), alcohol, tobacco, pornography, firearms, gambling, religion and any illegal activity. The dollar fee for advertising space to be investigated.
8. Old Business: Fence Amendment Text
Board members to draft text for membership vote drive by Kathy Wachala and a list of acceptable fencing which could be adopted to exhibit E to compliment text should the 90% be achieved.
9. Old Business: JT's Cleanup Proposal
By motion, Adam Kemp/seconded by Frank Marino and carried by majority vote to accept proposal on condition that payment be effected after completion of each pond (+ - \$500) and that the ponds be attended in order of

- condition and the work is completed in 60 days with a provision for a 30 day extension.** Leigh to oversee JT through this project.
10. Old Business: Fountains: Tabled for next meeting.
 11. New Business: Accounts payable, Luke Brothers invoice \$500. Board did not authorize payment and letter of nonpayment intent to be submitted to Luke Bros.
 12. New Business: 14643 Mortgage Foreclosure. Write off tabled to attempt at recovery from responsible homeowner.
 13. Board members assigned to Committees:

Landscape/Lakes committee	Frank Credendino & Chuck Fuller
Architecture Control	Adam Kemp & Frank Marino
Compliance Committee	Jerry Riddle & Dave Gursky

 Board members are expected to attend monthly committee meetings to facilitate improved communications between the committees and the Board, as well as provide any reasonable assistance to the committees.
 14. New Business: Easter Children Entertainment.
Motioned by Chuck Fuller/seconded by Adam Kemp, carried unopposed to approve \$200 funded towards moonwalk for Easter event.
 15. New Business: St Pete Lots Letter
Motioned by Adam Kemp/seconded by Greg Gelyon and carried 4 to 2 to send out letter as amended to all St. Pete incorporated property owners.
 16. New Business: Special Lighting District Petition- Tabled to review
 17. New Business: Front entrance wall
Motioned by Frank Marino/seconded by Chuck Fuller to approve \$240 to paint the back of the front entrance walls.
 18. Motion to adjourn made by Adam Kemp @ 8:45 p.m.

Minutes prepared by Leigh Slement March 11, 2003.