

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES
Board of Directors Meeting Minutes
Tuesday June 10, 2003
Farnell Middle School Library 7:00pm

1. After homeowner input the Meeting was called to order at 7:37pm by President Jerry Riddle.
2. Roll call established a quorum of the Board; Present: Jerry Riddle, Greg Gelyon, Frank Credendino, Chuck Fuller, Dave Gursky, Adam Kemp. Absent with notice and apologies Frank Marino.
22 Homeowners present.
3. Motion by Frank Credendino/seconded by Dave Gursky and carried unopposed that the reading of the April 8th minutes be waived and be approved as read.
4. Following receipt of Jason Fox's resignation, and per Article 9.4 of the ByLaws, two Board vacancies were filled as follows:
By Motion made by Dave Gursky to nominate Bernie Embden/seconded by Frank Credendino and carried unanimously;
By Motion made by Dave Gursky to nominate Robert Capuro/seconded by Frank Credendino and carried after discussion 4 to 2 as candidate was unknown to two Board members.
Bernie and Bob were welcomed aboard and invited to join the Board table.
5. Old Business: Special Lighting District Petition
Report given by Greg Gelyon and upon receipt of requested information from TECO will make a proposal on the matter to the Board.
6. Old Business: Audit
Report given by Greg Gelyon and Board accepted the audit determinations as presented by the firm John Woolley and agreed by Greg's recommendation to accept and close the matter without further pursuance.
7. Old Business: County Grant for Trees
Chuck Fuller explained the conditions of the application and that the next period for consideration would be October 2003. Chuck and Frank Credendino will pursue the grant application in conjunction with the landscaping committee.
8. New Business: Assets value/reserve analysis
By motion made by Adam/seconded by Dave Gursky and carried unopposed to accept proposal of Reserve Advisors, Inc. to perform reserve study as recommended by Greg Gelyon. Largest risk factor is sinking ponds and Sawgrass responsibilities should be separately presented.
9. New Business: Property Management Contract
Copy of letter received from Leigh confirming unchanged management fee per unit through to December 31st, 2003 was acknowledged by the Board.
10. New Business: Nine Eagles Drive Improvement Project
Handyman to be pursued regarding installation of barbed wire fencing. Various ideas such as letter to Waterchase regarding their vendors encroaching on property; comprehensive plan to increase maintenance of Nine Eagles Drive to assist County's inadequate obligations; and landscaping ideas.

11. New Business: Board Resolution by recommendation Attorney Tankel
By motion Frank Credendino/seconded by Adam Kemp to adopt Resolution to activate Section 4.2 as applicable to “operation of lots generally” and not restrict the mentioned provisions under 4.2 Approval of Plans and Architectural Control Committee to solely be enforced after fire and other casualty... carried unanimously/signed and to be published in next newsletter.
12. New Business: Legal Matters
Board will meet with Attorney to discuss: example photos of standards expected in the community for website posting; hardship defining / variances and wording of how to ask for homeowner input. This meeting to take place prior to next issue of newsletter.
By motion Chuck Fuller/seconded by Frank Credendino that no variances will be considered or issued until Board is briefed by counsel...carried unopposed.
13. New Business: Mailboxes
By motion Greg Gelyon/seconded by Dave Gursky to accept aluminum equivalent Model #ALM10WOO White Solar Group alternative for mailbox option which is easily obtainable at Home Depot...carried unopposed.
14. New Business: Reclaimed Water Agreement
By motion Chuck Fuller/seconded by Greg Gelyon to accept the Agreement issued by the County which confirms unlimited use for 30 years at a flat rate...carried unopposed and given to Jerry Riddle to execute.
15. New Business: Park between big lake and Westwood Lakes Blvd.
Chuck Fuller proposed a community event for design contest regarding this site. Jerry Riddle offered to start investigations and if discussion should be taken further. Michelle Polson offered her assistance.
16. New Business: Newsletter
Jerry reported that the Editor, John Koeppen, would be relocating to another State and the newsletter is short lived. A call for volunteers in the next issue is necessary.
17. Motion to adjourn made by Frank Credendino after establishing that arrangements will have to be made with school for next meeting of July 8th.
Meeting adjourned at 9:05pm

Minutes prepared by Leigh Slement June 30, 2003