

WFOA Board of Directors

Meeting Minutes for October 15th, 2024

Present: Donna, Fabio, Taylor, Michael, Derek, Kristin, Sean, Cecilia

Absent: Philip, Deb

Guests: David White

Minutes: Fabio

Community Members Attending:

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:02pm

2. Approve Minutes:

- a. Donna motioned to approve the September minutes. Kristin seconded. All in favor.

3. New Business:

a. Sean Murphy for the Board

- i. Sean introduced himself
- ii. Donna motioned to appoint Sean to the board, filling the vacancy for Caleb's seat. Derek seconded. All in favor.
- iii. Sean volunteered to take over Secretary duties.

b. Reserve Study

- i. Cecilia suggests it might be time for an updated reserve study.
- ii. Last one done in 2008
- iii. Cost is ~\$3k

c. Landscaping contract renewal

- i. Renewal as-is but with 4% increase
- ii. Derek motioned to approve, Kristin seconds. Fabio abstains, all others in favor.

d. Exercise room closing

- i. Cecilia will provide early notice to people who have used the room, according to key fob data

- ii. We'll allow time for these early notice recipients to respond & possibly request to attend next month's board meeting
- iii. ~10 days after early notice, Kristin will send out a broad notice

4. Standing/Committee Updates:

a. Finance Committee

- i. Fabio presented. Committee agrees with 5% dues increase, no other changes recommended for the budget.
- ii. Fabio motioned to approve the 2025 budget. Michael seconded. All in favor.
- iii. No objections to the rec committee using \$100 of the \$500 "BOD Expense" for rec committee welcome events. In the future, we should add a separate budget line item for it.

b. Building and Grounds

i. Stormwater ditch repair

- 1. Scheduled to start Oct 28th. May take ~8 days.
- 2. Cecilia and Kristin will send notes out to the community about trail closures/hazards

ii. Left-over riprap in lake from hurricane Helene

- 1. Brightview started working on removing it.

iii. Chlorine leak

- 1. Summary of situation provided by David. We still have time before next pool season opening to address the issue, however the winter season having less evaporation may be a heavy season for additional water leaking from the system.

iv. Dredging

- 1. Perhaps \$20k next year to dredge. Due to hurricane, seems to be much higher than previously projected for. Donna will be putting together a committee (including Fabio) to study costs over last 10 years on Big ticket items so we have a good grip on costs and real # for projections prior to reserve study.

v. Miscellaneous

- 1. Tree trimming is an upcoming item of interest. Some crepe myrtles in particular are in need of trimming and are large enough to need professional assistance. David would like for it to hopefully be worked on this year.
- 2. There is a culvert that could benefit from additional capacity, might need to reach out to the city to request

assistance. Donna volunteered to speak with the city about culverts size, as well as who is responsible for the lake overflow and other issues where it is unclear where responsibilities lie. She will get with David to address any other issues he has on runoff so we have clear lines of responsibility.

3. If culverts become blocked with debris is it city or HOA if under the road is blocked
- 4.
5. Reminder of the required concrete leveling around baby pool, to be done before next pool season
6. Heater replacement project seems like it will have higher than anticipated installation costs.

c. Sustainability Committee

- i. No committee meetings. Hoping in 2025 to regroup on a new survey, in particular for more information relating to the previously proposed/rejected reduction in mowing/gas activities on common grounds.

d. Recreation Committee

- i. Committee fixed bulletin board by the lake. Will be trying to post content there.
- ii. Committee would like to use ~\$90 of their budget for new bulletin board case for clubhouse. No objections.
- iii. BBQ registration was ~120-140. Turnout was good. A lot of fun. Were able to donate leftovers among community members.

e. Welcome Committee

- i. Deb and Kristin are aiming to get it up and running again in early 2025

f. Pool committee

- i. Philip out. No updates.
- ii. Tabling discussions around to Colleen's request for updates to guidance/policy around max guests for pool events

5. Executive Session Summary

- a. Donna opened executive session at 7:28pm
- b. Donna closed executive session at 7:33pm

6. Meeting adjourned: Kristin motioned to end the meeting at 8:46pm and Donna seconded.

- a. Our next regular Board meeting is scheduled for November 19th at 7pm.

NON-PUBLIC MINUTES

REDACTED