

WHOA Board of Directors

Meeting Minutes for August 19th, 2025

Present: Donna, Fabio, Cecilia, Mike, Adam, Alissa, Phillip

Absent: Taylor, Kristin

Minutes: Fabio

Guests: None

Community Members Attending: None

PUBLIC MINUTES

1. Call to Order

- a. Meeting was called to order by Donna at 7:01pm

2. Approve Minutes:

- a. Fabio moved to approve April minutes, Mike seconded. All in favor
- b. Fabio moved to approve July minutes as amended. Mike seconded. Phillip abstained, all others in favor.

3. Agenda items

- a. Donna nominates Taylor to be secretary. Adam seconded. Phillip not present, all others in favor.
- b. Homeowner request for fly deterrents in certain locations near pool. Cecilia will forward to Wyatt to install a fan.
- c. Donna moved to appoint Amanda Sosebee to the board. Mike seconded. Phillip absent, all others in favor.
 - i. This would be for Deb's vacant seat
- d. Pinnacle pool contract will increase from \$17,603 to \$17,818 in 2026. Mike moved to approve the contract. Donna seconded. Phillip absent, all others in favor.
- e. 2026 Budget
 - i. Need to prepare a couple of scenarios, for both standard 5% dues increase but also the \$41/monthly targeted amount
 - ii. Cecilia to incorporate line items for Building coordinator, Grounds coordinator (planning \$16,640 per Mike's RFP)
 - iii. Fabio to circulate updated budget draft to finance committee

- iv. Special board meeting Tuesday, September 2nd, 7pm to review budget and finalized expenditure plan to use in seeking votes

4. Standing/Committee Updates:

- a. Building
 - i. No update
- b. Grounds
 - i. Mike moved to approve \$1,960 for dredging-related tree work. Donna seconded. All in favor.
 - ii. Reminder that \$15k was approved for storm work via email on 2023-06-23. Fabio will see which line this should be associated with if not the regular budget line for tree work.
 - iii. Grounds manager RFP:
 - 1. Mike presented RFP draft
 - 2. Change to be made: Percentage fee for supervising subcontractors to be removed.
 - 3. Mike will send to board for approval via email
- c. Finance Committee
 - i. Fabio will reach out to recommendations shared by Mike and to be shared by Cecilia for financial audits.
 - ii. Donna moved to seek membership approval for a dues increase greater than 5%, to a monthly amount of \$41.00/mo, following the recommendation of the finance committee presented last month, but rounded up from \$40.70/mo to the next dollar. Fabio seconded. Mike abstained, all others in favor.
 - 1. Mike wanted to stick to the recommendation of \$40.70.
 - iii. Fabio has some proposed changes to the draft reserve study to be finished by next month. Mike suggests also running expenditure amounts past finance committee to ensure there aren't any amounts we would like to revise
 - iv. We will hold off for a few months, until after hurricane season, to reinvest some funds from the money market account into CD's
- d. Sustainability Committee
 - i. No update
- e. Recreation Committee
 - i. Donna moved to accept Kristin's nomination of new co-chairs for the recreation committee: Gabrielle Dunkerton and Mary Grigsby. Alissa seconded. Phillip absent, all others in favor.
 - 1. Kristin had previously shared this statement of support via email: "Both have been longtime, dedicated members

of the committee and are well-prepared to continue leading it successfully. I will be meeting with them on September 4th to review all chair responsibilities.”

- f. Welcome Committee
 - i. No Update
- g. Pool Committee
 - i. Phillip will be trying a budget solution for to replace our Camera system around the pool. this was brought to my attention from Donna that the current system requires 20\$ a month for cloud storage. using a Raspberry pi before looking for a commercial solution
- h. Communications
 - i. No update

5. Homeowner Forum Topics

6. Executive Session Summary

- a. Cecilia moved to Executive Session at 8:47pm
- b. Donna moved out of Executive Session at 8:57pm

7. Meeting Adjournment:

- a. Donna moved to end the meeting at 8:57pm and Fabio seconded. No objections.
- b. A special Board meeting is scheduled for September 2nd at 7pm, and our next regular Board meeting is scheduled for September 16th at 7pm.