

Woods Landing Townhomes
Board Meeting Minutes
May 16, 2023

Beverly Neubecker chaired the meeting

Meeting was called to order at 6:18

All Board members were in attendance (same as at previous budget meeting). Several homeowners were also in attendance.

Previous meeting minutes were approved by Rochelle & seconded by Steve.

Owners discussed tree trimming & lawn watering. The board has previously looked into getting a well. Quoted cost was 80K current cost for irrigation is 18K annually. No decision was made at this time.

Presidents report

Insurance based on our updated appraisal. Next year \$22 per month will be added to the maintenance fee to recoup extra cost for insurance not budgeted this year.

Key Services replacing wood as needed. Cost for first half was approximate 5k current work approximately 12k.

Reserve study - hasn't been done in a long time it cost approximately 6.5k. Board was in favor of doing this but no vote was taken.

Resealing roads - trying to get quotes companies just want to spray. We are trying to get bids to mop on the finish, to fill in the uneven roadway.

Treasurers Report

Rochelle reported we have a 183k in reserves. It was suggested to look into CD rates for the funds.

There is 5k in delinquency.

Managers report

Key Services are finishing up on building repairs.

The chairs in the pool area are going to be restrapped.

Verizon boxes have been replaced.

Spectrum beer cylinders need to be cleaned.

A motion - to remove the palmettos by the entrance & plant sod to help with the visibility. Cost will be \$3,500

Motion was made by Rochelle & seconded by Joe

Unanimously approved.

A motion - to trim all the palm trees over 10 feet tall. Cost is not to exceed 2K. Trees going forward will be covered under our contract.

Motion was made by Steve & seconded by Rochelle.

Unanimously approved.

Meeting was adjourned at 7:36.

May 16, 2023

Woods Landing Townhomes
Budget Adoption Meeting

Board members in attendance - Sue Leech, Steve Green, Rochelle McNally, Terri Mortorano & Ann Bonvicino
Several homeowners were also in attendance.

A Quorum was met with 32.

A vote to Waive the Financial Report
6 no answer, 1 no vote. the yes votes were the majority

A motion was made by Steve & 2nd by Terri to
Approve the 2023-2024 Annual Budget
All were in favor.

A motion to Adjourn meeting was made by Steve & 2nd by Rochelle.
Meeting was Adjourned at 6:17.