

Meeting Notes 01/18/2024

Called to Order 4:07 PM

In attendance: Mike, Megan, Margaret

Absent: Deann, Marina

Quorum met

Notice of meeting posted

Meeting held at Clubhouse

Approval of Minutes: November 2022, November 2023, December 2023 minutes were approved

President's Report

1. None.

Treasurers' Report:

1. As of 12/31/2023:
 - a. Operating Funds: \$8,900
2. Reviewed Income Statement
 - a. Questioned where Clubhouse rental is posted. It seems to be included in 4800 Misc. Income.
 - b. T.C. to find out what "Batch" means on Income Statement.
 - c. Board to monthly review expenses; actual to budget
3. Reviewed Aging Report
 - a. There were questionable units on the report. This may be due to the end of year and January posting schedule. Tabled to February when reports are updated.
 - b. T.C. to inquire about Spec Assess Credits – what they are and how they work.

Old Business:

1. Delinquencies:
 - a. See above - Reviewed Aging Report.
2. Maintenance Issues:
 - a. Discussed meeting with ADT. 134 unit owner will research and report to the board in February on WIFI access for cameras.
 - b. Remainder of maintenance issues tabled to next meeting or workshop.
3. Insurance Update:
 - a. T.C. will handle all Grant's requests for Woodlake information on electricians, unit size locations, requests for vendors, etc.

New Business

1. Discussed plumbing issues in building 2072 and specifically unit #121.
 - a. Unit owner had Dunedin Plumbing camera pipes and will get video to T.C.
 - b. Reviewed PRS bids and it is unaffordable to have the whole community videoed at this time.
 - i. T.C. will have PRS bid just building 2072.

- II. T.C. will see if the video submitted by unit #121 will be sufficient to diagnose and correct issues in building 2072.
- 2. Neighborhood Watch:
 - a. Mike contacted the Clearwater Police and at present they do not have any active Neighborhood Watch programs.
 - I. The officer contacted gave Mike his phone number and Mike is to call if anything suspicious is noticed.
 - II. The officer also said that he would have more frequent patrols of the Woodlake community.
 - b. The board was disheartened to hear that there is no law enforcement support for the establishing or support of a Neighborhood Watch in Clearwater.
- 3. Tree Trimming & Property Walk:
 - a. A meeting will be set up with US Lawns and board members to walk the property to discuss tree trimming and the future of Woodlake's landscape needs & wants.
 - I. This meeting will be scheduled when Marina returns. The walk will take place in February or early March.
 - II. A more in detail discussion table for February meeting.
- 4. Financial Training Meeting: Tabled and to be rescheduled.

Comments

Unit #121 will get the Dunedin Plumbing video to T.C.

Adjourned 6:21 PM

Next Meeting: February 15, 2024

Motions:

Motion: To waive reading of November 11/16/23 Annual Meeting minutes. Made by Mike- 2nd by Megan 3 in favor/0 opposed/2 absent/passed.

Motion: To approve November 11/16/23 Annual Meeting minutes. Made by Mike - 2nd by Megan 3 in favor/0 opposed/2 absent/passed.

Motion: To waive reading of November 11/16/23 Budget Meeting minutes. Made by Margaret - 2nd by Mike 3 in favor/0 opposed/2 absent/passed.

Motion: To approve November 11/16/23 Budget Meeting minutes. Made by Margaret - 2nd by Mike 3 /in favor/0 opposed/2 absent/passed.

Motion: To waive reading of November 11/16/23 & 12/7/23 (recessed & resumed) Organizational Meeting minutes. Made by Mike - 2nd by Margaret 3 in favor/0 opposed/2 absent/passed.

Motion: To approve November 11/16/23 & 12/7/23 (recessed & resumed) Organizational Meeting minutes. Made by Megan - 2nd by Mike 3 in favor/0 opposed/2 absent/passed.

Motion: To waive reading of November 11/17/2022 Annual Meeting minutes. Made by Megan - 2nd by Margaret 3 in favor/0 opposed/2 absent/passed.

Motion: To approve November 11/17/2022 Annual Meeting minutes. Made by Megan - 2nd by Margaret 3 in favor/0 opposed/2 absent/passed.

Motion: To waive reading of November 11/17/2022 Organizational Meeting minutes. Made by Margaret - 2nd by Megan 3 in favor/0 opposed/2 absent/passed.

Motion: To approve November 11/17/2022 Organizational Meeting minutes. Made by Megan - 2nd by Margaret 3 in favor/0 opposed/2 absent/passed.

Motion: To waive reading of December 12/21/2023 minutes. Made by Margaret - 2nd by Megan 3 in favor/0 opposed/2 absent/passed.

Motion: To approve December 12/21/2023 minutes. Made by Margaret - 2nd by Megan 3 in favor/0 opposed/2 absent/passed.