



January 2022
Volume 9 Issue 1

Woodlake News

Our New Board

Woodlake held its Annual Meeting on November 18, 2021. The ballots were counted and a new Board of Directors was installed. Our new directors are:

- ◆ Roseanne Collins, President
- ◆ James Dallas, Vice President
- ◆ Margaret Reid, Treasurer
- ◆ Deann Michaels, Secretary
- ◆ Megan Bellerose, Director (appointed December 2021)

Congratulations to all! Please come to our next zoom board meeting on January 20th and meet our Board of Directors (Regular Board meetings are held the 3rd Thursday of every other month via zoom)



Left to right: James, Roseanne, Margaret, Kim (Property Manager), Deann

Board of Directors:

- Roseanne Collins*
- James Dallas*
- Margaret Reid*
- Deann Michaels*
- Megan Bellerose*

Woodlake News Editor

Susan Wall
woodlakeneeds@gmail.org

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Important Dates

- 01/01 Happy New Year
- 01/20 Board Meeting—6:30pm
- 02/14 Valentines Day
- 02/17 Board Meeting—6:30pm
- 03/20 First Day of Spring



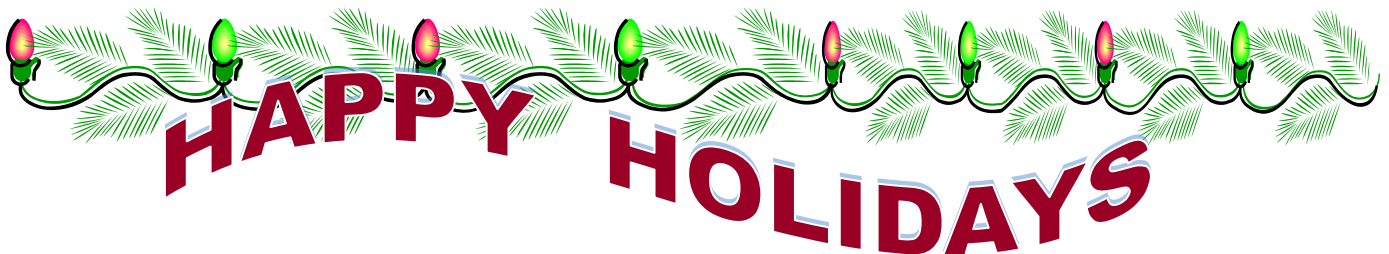
Highlights From 2021

- Since Covid Woodlake's monthly Board Meetings now being held via Zoom.
- Kim Bramson of Ameri-Tech became our Property Manager, kudos for a job well done.
- A & M Tree Trimming trimmed all of Woodlake trees and we appreciated their great work.
- The Woodlake community applied for and received a substantial loan for roofing and fencing projects.
- Pool furniture replaced.
- Playground swings updated with new seats and chains.
- The Woodlake Condominium Policy and Procedures Delinquent Fee Collection Policy was updated, reviewed and approved by our attorney and is now in affect.
- Special Assessment was adopted by a Special Meeting of the Board of Directors on May 11, 2021 for loan repayment.
- Roof project began but due to supply/material issues ran over schedule and should be completed in the first quarter of 2022. When roof project is completed the board will take up the fencing project.



**A Very Happy, Safe and Healthy
New Year to All the Residents of
Woodlake**

A New Years wish from your Board of Directors



Open Letter to the Board of Directors

Dear Woodlake Board of Directors,

Happy New Year and thank you for your service to Woodlake, our community. I have such respect for you because you have volunteered to serve on our association's board. Each year you give countless time and invaluable talent to our community. Let's be honest: it is largely a thankless job. The pay is terrible (none), the hours unpredictable (long), and the rewards are limited to that warm feeling that you get from giving back to your community.

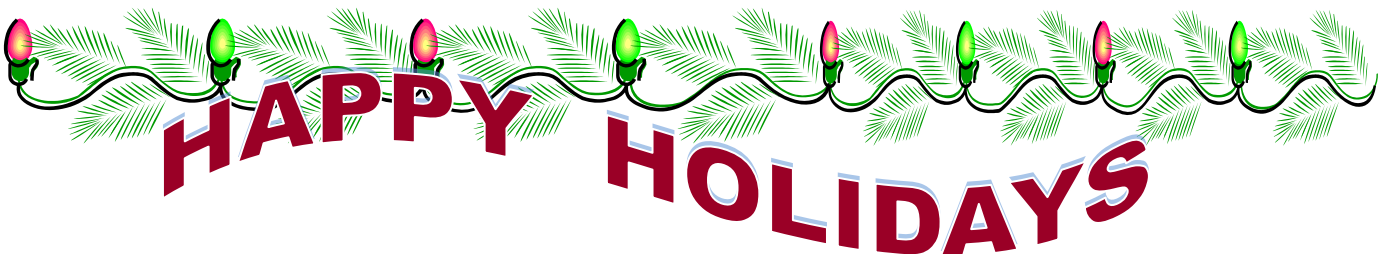
Thank you for sticking with it even when other owners disagree and are upset with you or when relationships are strained due to decisions made in the boardroom. Thank you for keeping the best interests of your community at the forefront of your efforts. Thank you for trying your hardest, for your understanding and thank you for the thankless task of being the leaders of our community.

Thank you for all of the tasks and outcomes that you accomplished over the past year. While others were sleeping or working or tending to their families, or criticizing your work, you try your very best to keep our community safe, clean and a great place to live.

THANK YOU, WOODLAKE BOARD MEMBERS!!!

Sincerely,

A Grateful Resident



Telephone Numbers

Ameri-Tech

Kim Bramson : 727-726-8000
Ext. 253

Bouchard Insurance

David Mohns: 727-373-2947

Plumber

Just In Time Plumbing:
727-412-8075

Electrician

Dunedin Electric:
727-773-1622
David Nardin Electric:
727-418-5674

Pest Control

Haskell Termite & Pest:
727-466-6533
Soles Exterminating:
727-400--48777

Painters

Al Leach Painting:
727-447-4004

Handyman & Janitorial

Ignacio Riveras Service and
Repair (Chili):
727-686-9511
Affordable Work Orders:
727-709-4895

Locksmith

Countryside Locksmith:
727-458-2165

Air Conditioning

Cool Wizard
Alison or Robert
(727) 542-6178
info@coolwizard.com



Looking Forward

- ~ *Fencing Project to begin.* The board will begin the process of starting the project to replace Woodlake's fences by reviewing the quotes received from vendors at the January meeting (1/20/2022). Kim has been diligently contacting vendors to supply the board with quotes for both vinyl and wooden fences. Although wood fences would have the advantages of reasonable cost and a quick turn around time, the vinyl fencing, although more expensive, has a longer lasting timeline before having to be replaced. Another issue with replacing the fences with vinyl is that a community vote would be needed to achieve the fence replacement and would cause a delay in starting this project. Please attend the board meetings to see this vinyl vs wood discussion as well as what the cost will be to accomplish this project. The next meeting of the board is Thursday, January 20, 2022 via zoom.
- ~ The Board of Directors would like to hear from the residents of Woodlake. They are requesting that you provide feedback to the board; this feedback could be anything that disrupts the harmony of Woodlake. For example if you notice broken or damaged sprinkler heads, trash and/or garbage not being disposed of properly, abandoned or commercial vehicles. Also, and maybe more importantly, ideas for improvements whether for the overall community or to your own individual areas. Ask for information and add topics to the monthly board meetings. The board encourages all members of our community to become involved in maintaining a clean and safe environment. Please do not hesitate to contact :

Kim Bramson, kbramson@ameritechmail.com

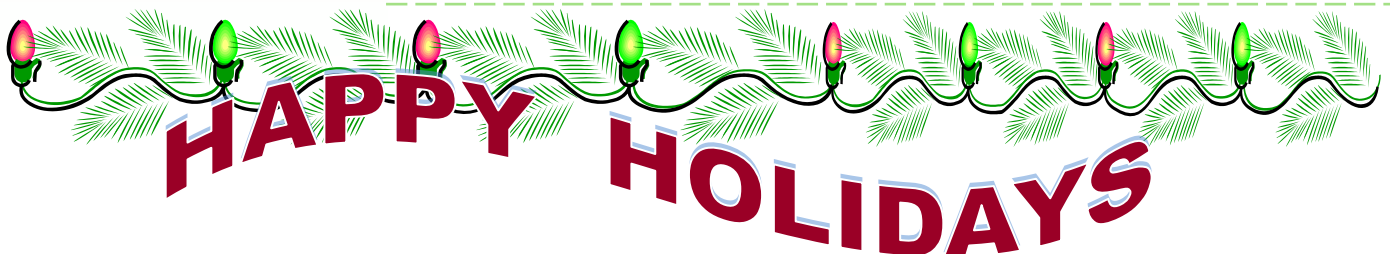
The Board, rcollins.wlk@gmail.com

Woodlake News: woodlakenews@gmail.com

We hope to hear from you in 2022!

"For last year's words belong to last year's language. And next year's words await another voice. And to make an end is to make a beginning."

— T.S. Elliot



Happy New Year Wish

My Happy New Year wish for you
Is for your best year yet,
A year where life is peaceful,
And what you want, you get.

A year in which you cherish
The past year's memories,
And live your life each new day,
Full of bright expectancies.

I wish for you a holiday
With happiness galore;
And when it's done, I wish you
Happy New Year, and many more.

~ Anonymous

Happy New Year to Everyone

