



**Board of Directors Monthly Meeting Minutes –( 7:26 ) via Zoom**

**1. Call to Order** Meeting convened via Zoom at by

**Board Members Present:**

**Bob Keefer**  
**Jim Kirby**  
**Leonora Reiley**  
**Michael Toomey**  
**Kristin McManus**

**Others Present:**

**Mike Kiser**  
**Ali Schorr**  
**Mike McVey**  
  
**Michael Moon**  
**Peggy Davis**  
**Donna Victorio**  
**Dave and Sandy Hougum**  
**Matt Wemyss**  
**Doug King**  
**Angus McNeil**  
**Marly Keefer**

**Absent:**

**I. Homeowner Forum.**

**II. Secretary’s Report**  
October minutes adopted

**III. Treasurer’s Report.**

- A. Total Operating Account—
- B. Total Reserve Account—
- C. Total Assets—

**IV. Committee Reports**

- A. Welcoming  
Alli Schorr will serve as welcoming chair
- B. Beautification (J. Kirby).  
Danielle and Matthew Wemyss will serve as chairs of the Beautification Committee  
Chairs
- C. Social (D. Victorio).  
The fall pop up event was a success
- D. Newsletter (D. Pine)
- E. ARC



No proposed actions

F. Grounds

1. Signs will be purchased and posted to dissuade people from riding bikes on the court
2. We will be conducting a clean-up of limbs and other debris in Kubesh Ct Park and other common areas.

G. Lakes

1. Continue to aggressively eradicate alligator weed
2. Lakes committee will review the need to add new plantings to the Zanca Turn BMP.
3. Bathymetric study in 2028 to determine sediment rate

H. . Website

**V. Old Business**

**VI. New Business**

- A. The WOT directory is being updated. January 2025 is expected distribution date
- B. Reserve study results discussed
- C. Discussion of proposed contracted management company—a potential dues change from \$401 to \$441 (9.98% increase for a management company) was discussed
- D. The subject of hiring a management company will be revisited in the new year
- E. . Kristin McManus asked the board to explore ways to add electronic payment capability to WOTHA assessments to include enabling monthly payments.
- F. 25 proxy votes were received and added to 5 board members votes to create a quorum
- G. Members voted by secret ballot to elect John Piccione and Michael Moon as new board members for a three year term commencing in January of 2023 and ending in December of 2027

-

**(Next Date Confirmation** –Tuesday, December 10



**Meeting Adjournment. At 8:51 PM**

**Attachments**

- 1) 2025 Board of Director meetings
- 2) Board members & Treasurer terms for 2023 & 2024
- 3) WoTHA annual calendar

**2025 - WoTHA Board of Director Meetings – 2<sup>nd</sup> Tuesday of each month**

14 January (Tuesday)	13 May (Tuesday)	9 September (Tuesday)
11 February (Tuesday)	9 June (Tuesday)	14 October (Tuesday)
10 March (Tuesday)	8 July (Tuesday)	TBD November (Tuesday)
8 April (Tuesday)	12 August (Tuesday)	9 December (Tuesday)

**WOTHA Board Member Terms**

Member	Name	Term Start	Term Ends
1	Robert W. Keefer	January 2023	December 2025
2	Leonora Reiley	January 2024	December 2026
3	Michael Toomey	January 2024	December 2026
4	Michael Moon	January 2025	December 2027
5	John Piccione	January 2025	December 2027

**WOTHA Annual Calendar**

January	● Board of Directors Meeting – 2 <sup>nd</sup> Tuesday
---------	--

	<ul style="list-style-type: none"> <li>● Newsletter deadline – Friday following BOD meeting</li> <li>● Assessment letters go out by end of month</li> </ul>
February	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – Alternate date for 14 Feb</li> <li>● Assessments due by the 28th</li> </ul>
March	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Newsletter deadline – Friday following BOD meeting</li> <li>● Grounds Maintenance (Bloom) contract year ends March 31 renews Apr</li> </ul>
April	<ul style="list-style-type: none"> <li>● Irrigation systems turned on</li> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Set date for Yard Sale &amp; Community Day</li> <li>● CC Inspection</li> </ul>
May	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Pet Waste contract ends 2<sup>nd</sup> week of May</li> <li>● Yard Sale &amp; Community Day</li> <li>● Newsletter deadline – Friday following BOD meeting</li> </ul>
June	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● CC Inspection</li> </ul>
July	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Newsletter deadline – Friday following BOD meeting</li> </ul>
August	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Reserve meeting space for AGM</li> <li>● CC Inspection</li> </ul>
September	<ul style="list-style-type: none"> <li>● Solicit board member nominations</li> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Draft budget, review Reserve Study</li> <li>● Newsletter deadline – Friday following BOD meeting</li> </ul>
October	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Finalize proposed budget</li> <li>● CC Inspection</li> <li>● AGM notices out 15 days before AGM</li> </ul>
November	<ul style="list-style-type: none"> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● AGM (<b>Nov 14 Pick date</b>) (Quorum is 10% = 25 households)</li> <li>● Newsletter deadline – Friday following BOD meeting</li> </ul>
December	<ul style="list-style-type: none"> <li>● Put wreaths out at entrances</li> <li>● Irrigation systems are winterized</li> <li>● Board of Directors Meeting – 2<sup>nd</sup> Tuesday</li> <li>● Approve budget, elect Board officers</li> </ul>