



Board of Directors Monthly Meeting – Minutes – 7 February 2023, (7 PM) via Zoom

1. **Call to Order** Meeting convened via Zoom at 7:01 pm by J. Kirby.

Board Members Present:

President- Jim Kirby
Vice President – K. McManus
Secretary – Mike Laborte
Member at Large-
Member at Large- Angus McNeil

Treasurer – Kyle Martin

Others Present:

Welcoming – Marianne Gustafuson
Welcoming –
Beautification – Jim Kirby
Social Event – D. Victorio
Newsletter – David Piine
ARC – Doug King

Others Present:

Stacie Ellis
Juilanne Contantino (108 TT)

Absent: , Member at Large- Robert Keefer, Welcoming – Teresa Mummert, ARC–J. Garrett.

2. **Homeowner Forum.** N/A.

3. **Secretary’s Report**

- I. January 2023 minutes - Board approved, with one change (4-0).

4. **Treasurer’s Report.** (K. Martin) Status ...

- I. Accounts/expenditures – Presented bills paid, bank deposits and financial balances as of Feb 2023.
II. Budget vs Actual (expense) Review. Compared financial plans to initial expenses.
III. Misc.

Bank & Investment Signature cards to be signed by week’s end.
In February Treasurer moved \$ 4,000 to mutual funds rebalancing Reserve Funds.
DPOR filed.
Assessments mailed out to all 244 homeowners with 28 Feb suspense.
- Ninety of 244 homeowners responded, as of 7 Feb ‘23.
Double checking \$1,000 electric bill and an outstanding bill for \$259.47 for Doody Calls.

5. **Committee Reports**

- I. Welcoming (*M. Gustafuson*).
a. Newcomer packages for new homeowners on CP & ZT were handed out.
II. Beautification (J. Kirby)
- J. Kirby, Spring planting – awaiting choices.

III. Social (D. Victorio). The Spring Egg Hunt will be Sunday, March 26th from 2 to 4 PM. The team has planned for 1,000 eggs.

IV. Newsletter (D. Pine – J. Kirby).



Distribution of newsletters will use NextDoor, 15 hard copies per request and copies sent to individual email addresses using Treasurer's data base.

- V. ARC (D. King)
 - Covenants Compliance – One letter signed out by President.
 - ARC Requests. No new requests.
 - Pre-Sale Compliance Inspection. N/A.
 - Resale Disclosure Packages (J. Kirby). Three new volunteers to be trained.

- VI. Grounds.
 - a. Board approved motion (4-0) to pay Bloom Lawn + Landscaping Contractor monthly while receiving same discount (2.5%) as received when association paid quarterly.
 - b. President Kirby and Member at Large Robert Keefer met to review R. Keefer's role as Grounds team lead.
 - c. Street lights – noticed on/off issue with Champions Path main entrance, Champions Path park entrance, Champions Path & Coach Hovis and Melvin's End and Coach Hovis. Please report any other issues to Bob Keefer.
 - d. A. McNeil & M. Laborte will look to cut down dying tree along park path.

- VII. Lakes
 - a. Fisher Lake – residual alligator weed needs treatment.

6. Old Business.

- a. Luminaries Event - K. McManus – proposed 16 Dec (Sat) with 17 Dec (Sun) rain delay date. Given time frame, K. McManus will poll residence one more time.
- b. Yard Sale date - K. McManus – recommended 29 April. Board approved motion 4-0.
- c. Insurance Policy. Committee of M. Laborte and A. McNeil will review policy.

7. New Business.

8. Date Confirmation

- a. Board (5-0) approved change to the Feb BoD meeting schedule.
- b. The meeting will now occur on 7 Feb '23 via zoom at 7 PM.

9. Meeting Adjournment. Meeting adjourned by J. Kirby at 8:21 pm.



2023 - WoTHA Board of Director Meetings – 2nd Tuesday of each month

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

WOTHA Board Member Terms

Member	Name	Term Start	Term Ends
1.	Jose Michael Laborte	January 2021	December 2023
2.	Wilfred J. "Angus" McNeil	January 2021	December 2023
3.	Kristin A. McManus	December 2021	December 2024
4.	James E. Kirby	December 2021	December 2024
5.	Robert W. Keefer Jr	December 2022	December 2025

Support - Treasurer (Kyle Martin)

December 2022