

THE WOODLANDS CIVIC ASSOCIATION, INC.

**SEMINOLE COUNTY
MINUTES OF MEETING**

OF THE BOARD OF DIRECTORS

July 11, 2017

The board of directors (the “Board” or “BOD”) of The Woodlands Civic Association, Inc (“WCA”) held a meeting at 7:00 pm on July 11, 2017 at The Woodlands Community Park. The following Board members were present, constituting quorum:

- Antoinette Giunta, Vice President
- Rosemary Mills, Secretary
- Marilyn Horne
- Steve O’Toole
- Joe Maenza

The following Board members were absent:

- Todd Burnett
- Pam Hendricks
- Toni Law, Treasurer
- Dan Johnson

Call to Order and Appointment of Secretary:

Ms. Giunta called the meeting to order at approximately 7:12 pm.

Approval of Minutes:

Minutes of the meeting of the WCA Board of Directors held on June 3, 2017 were circulated in advance of the meeting and approved during the meeting.

Old Business:

- **Carriage Lights:** Ms. Giunta updated the Board noting progress to date in refurbishing the lighting at the entrance on 434.

Treasurer’s report:

Ms. Law was not in attendance but had sent around a membership report on June 6, 2017.

New Business:

- **Pavilion Lighting:** The Board noted that existing pavilion lights are triggered by motion sensor. After dark visitors, who are in violation of park rules, have taken to twisting the existing lights so that they can carry on in darkness. After some discussion, the Board unanimously approved adding lights at the pavilion, adding outlet covers, and adding a light pointed toward the padlock to improve the safety in and around the park after hours.
- **Mulch:** It being time to revisit the ongoing need for fresh mulch in the park, particularly with seasonal rains that regularly float and relocate mulch, the Board discussed taking action in coming months. Ms. Giunta agreed to look into pricing as well as our past spending on mulch.

- **Unpermitted Work** Ms. Guinta and Ms. Horne alerted the Board about a recent issue that arose as part of a real estate sale transaction questioning whether improvements made to real estate were pursuant to a valid permit from Seminole County, and whether the permits were closed out upon completion of the work. In particular, they researched several homes that had electrical work done by Palmer Electric, for which the permit may not have been closed. Homes built around the time of those here in the Woodlands had issue-prone Federal Pacific panels that have been replaced through the years, typically as a result of an inspection, sale transaction, or change in insurance carrier. A relatively recent revision to the Florida FARBAR contract has drawn attention to this potential issue that could arise upon sale of a home. Mr. O'Toole offered to dig further into the FARBAR changes, and the Board agreed it would be a good newsletter piece for our members.
- **Garage Sale Date:** After a brief discussion, the Board agreed to a Fall Garage Sale date of November 4th.

Upcoming Meeting Date:

The meeting schedule appears on the WCA website, including primary dates and alternate dates.

Adjournment

There being no further business, the meeting was adjourned at approximately ~8:15 pm



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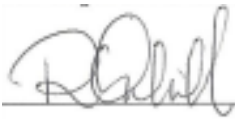
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