

THE WOODLANDS CIVIC ASSOCIATION, INC.

SEMINOLE COUNTY, FLORIDA

MINUTES OF MEETING

OF THE BOARD OF DIRECTORS

December 6, 2015

The board of directors (the "Board" or "BOD") of The Woodlands Civic Association, Inc. ("WCA") held a meeting at 10:00 am on December 6, 2015 at The Woodlands Civic Association community park, Longwood, Florida. The following Board members were present, constituting quorum:

- Todd Burnett, President
- Antoinette Giunta, Vice President
- Rosemary Mills, Secretary
- Pam Hendricks

The following Board members were absent:

- Toni Law, Treasurer
- Jessica Mooney
- Kearston Miles

The following guests were also in attendance for a portion of the meeting:

- N/A

Call to Order and Appointment of Secretary:

Mr. Burnett called the meeting to order at approximately 10:15 am.

Approval of Minutes:

The Board discussed and approved minutes circulated immediately prior to the meeting (9:24 am) by Ms. Mills for the meeting held November 8, 2015.

Old Business:

- **Playground Improvements:** Ms. Giunta reported back that the WCA did not qualify for the previously discussed scholarship. No further immediate action planned in regard to playground improvements.
- **Landscape Services:** Mr. Burnett provided an update on the status of landscaping services noting that the sprinkler is now working on Meadowcreek and that we had received the \$55 overpayment mentioned in prior minutes.
- **Light at 434 and Large Truck Traffic and Thru Traffic:** Nothing to report.
- **Park Bathroom:** No decision; still gathering facts.

- **Code Violations:** Ms. Mills reported back on her research into WCA authority of county code violations or a violation of restrictions to the deed filed as a matter of public record against individual properties within The Woodlands. As a preface she noted that her comments were generalities derived from the research and once getting into it realized it could take much longer to be more specific. Deed restrictions originally filed in the early '70s were fairly limited and in some, but not all sections of the Woodlands, empowered Greater Construction Company to serve as an Architectural Review Board and empowered the ARB in various regards. The ARB powers (of the sections that had them) were transferred to WCA after 25 years. The ARB powers were somewhat limited to begin with, and did not apply to all Woodlands sections. Beyond the ARB however are the rest of the deed restrictions that impose restriction on individual properties. The "lay" version of these restrictions on our website seems to adequately summarize the many public records noted by Ms. Mills. While no powers were bestowed upon WCA to enforce these or other county code violations, Ms. Mills indicated that any resident can (and should) take action to enforce a deed restriction or code violation to protect their property value or improve safety. She had been told that if you won your case, your costs of enforcing the action would be paid by the offender. In her view, the WCA role could (and should) coordinate actions taken when clear violations are repeatedly brought up by the WCA membership. Taking on the expense of an action against an unclear violation would be irresponsible, noting that only about half of the residents join WCA each year and that, as a civic association, WCA does not possess the standard empowerments modern day residents expect from homeowners associations (HOAs). WCA will continue to use its voice to encourage community, beautification and safety.
- **D&O Insurance:** No update on the cost of a policy.
- **Lacrosse:** Mr. Burnett clarified that actual park usage is based on honor system.
- **Newsletter:** The Board had a general discussion of next newsletter targeted for early March.

Treasurer's Report:

Ms. Law had provided prior to the meeting a current bank statement but was absent from the meeting. In the previous meeting Mr. Burnett agreed to contact the bank to understand the reason for a new monthly charge of \$15. He reported back that it was to be able to have multiple individuals with online access. After a brief discussion, the Board members agreed to take no action in regard to its earlier decision to have multiple individuals with online access because it improves Board visibility into banking activities.

The upcoming 2016 annual dues cycle was discussed and the need to see the draft dues letter with an intended mailing in early January. In particular the mailer should indicate that access would be cut off February [10]* (tentative date of upcoming annual meeting pending confirmation with church location used in past years)

New Business:

- **Santa's Ride:** The Board unanimously approved providing a gift certificate to the volunteer driver. [Clarified via text that the intent was to include Santa as well as the driver.]

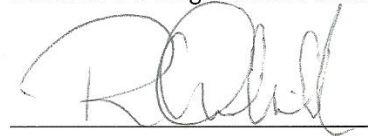
Upcoming Meeting Date:

WCABOD Meeting 20151206

The next scheduled meeting is set for January 3rd, [subsequently changed to January 2nd, 2016 at 9:00 am] at the park.

Adjournment:

There being no further business, the meeting was adjourned at approximately 11:26 am in order to go decorate the neighborhood entrance on 434.

A handwritten signature in cursive script, appearing to read "Rosemary Mills", written over a horizontal line.

Rosemary Mills, Secretary

* Annual meeting date subsequently changed to February 9, 2016.