

WOODBRIIDGE LAKES OF LAKE MARY HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

October 21, 2009

Called to order at 7:03pm.

Quorum present.

In attendance: Andy Goodman, Butch Devlin, Cassandra Garrett, Skip Cann, Dee Gayne and Marilyn Vince from TNMS.

Minutes from September 16, 2009 Board Meeting read by skip Cann. Motion to approve by Cassandra, seconded by Skip. Vote called, all in favor, motion carried.

Financials – Read by Skip. Motion to approve by Butch, seconded by Dee, all in favor, motion carried.

Unfinished Business

10 Hedges behind the homes on Pickfair, have been replace, the problem was lack of water, the breaker to the sprinkler system tripped.

Send letter to 645 Pickfair to have tree stump removed and 665 Pickfair to paint.

New Business

Three proposals were presented to the board for landscaping at the front entrance. 1st proposal was for 40/ 1 Gal. Flax Lilly to be planted in the center island on both sides at a cost of \$280, 2nd was for 48/ 3 Gal. Arboricola to replace dead hedges at a cost of \$528.00 and the 3rd was for 100 Cubic yards of Red Designer Mulch installed which includes the front flowers and out around the wall near signage and all along Woodbridge Way at a cost of \$3600. All three proposal were from Ackman Bros. Dee motioned to approve the proposals and Cassandra seconded, all in favor, motion carried.

ARB Painting Process - Butch proposed that effective immediately any homeowner that wants to paint their home and chooses a color that is outside the norm, must paint a 3ft by 3ft section on the exterior of their home for the ARB committee to evaluate. This would give the ABR a better view of what the color may look like. Cassandra made a motion to approve the new requirement and Dee seconded, all in favor, motion carried.

2010 Budget - The budget committee met and presented a proposed budget of \$182157.00 total or \$55.00 per unit. After reviewing the board made changes in 5125 water irrigation raised from \$120 to \$1000 to cover charges for the use of reclaimed water. 5260 - Storm "Drain Cleaning was raised from \$600 to \$2400. 5350 - Electrical Repairs was raised from \$1200 to \$2000, and 5915- Road Reserves was raised from \$27600 to \$29170. This change the bottom line to a total of \$188,781 or \$57.00 per unit per month.

Lakes & Ponds. Lake Dawson is looking bad, check with Aquatic Biologist about getting a permit to use boat to spray our half of the lake.

705 Pickfair - homeowner came to the meeting because he received a letter from the association that he would be fine \$250 per week until his yard was brought into

compliance. The board discussed the situation with the homeowner and told him that is he removed the vegetable garden on the side of the house and removed the trellises and plant viburnum bushes around his A/C to cover they would re-evaluate on Monday October 26, 2009 and work with him on a schedule to finish repairing his yard.

Motioned by Dee to adjourn at 8:54 pm, seconded by Skip.