

HOA The Woodlands Annual Election Meeting

March 24 at The Lakes 7-8 PM

Summary:

The HOA meeting began with the approval of minutes and the election of inspectors. The board discussed the need for new state laws requiring HOA certification and the importance of posting certifications on the website. Special meeting to review and update “rules and regulations” scheduled for April 17, 6:30 pm at Constitution Park. Residents are encouraged to attend and provide feedback. Financial updates included \$40,406 in betterment and \$22,152.97 in the checking account. The board approved the election of new members and discussed the formation of an Architectural Review Board and a Fines Committee. They also planned a special meeting on April 17 to review and refine rules and regulations, emphasizing the need for community input and compliance with state laws. The meeting concluded with a discussion on managing community issues like dog control.

Action Items

- Follow up with homeowners who have outstanding compliance issues and send reminders.
- Send out a request for volunteers to serve on the Architectural Review Board and Fines Committee.
- Provide more details on the roles and responsibilities of the Architectural Review Board and Fines Committee to potential volunteers.
- Resolve the GoDaddy and email management issues to streamline the HOA's online presence.
- Create a list of all the HOA's current vendors and contracts to be posted on the website.

Outline

- Approval of Minutes and Election of Inspectors
- Joe Murray, President, calls the meeting to order at 7:15 PM and confirms the approval of minutes from the last meeting.
- Confirms proof of Notice for the meeting
- Mentions the election of inspectors, with a count of 38 for 0 against, and confirms the election is complete. (36 needed for quorum)
- Outlines the current board members and the agenda for the meeting, including board reports and elections.
- Discusses the need for board members to have specific roles, such as President, Vice President, Secretary, Treasurer, and Member at Large.

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Board Reports and Financial Updates

Joe Murray, President, begins the President's report, mentioning updates on parking and compliance issues.

- Discusses new state laws in Florida, including the requirement for HOA boards to be certified and the need for documentation.

Matt Bode, current acting Treasurer, provides a financial update, stating that all dues are paid except for a few minor exceptions (2).

- Details the current financial status, including \$40,406 in betterment and \$22,152.97 in the regular checking account.

Secretary's Report and Email Communication

Michelle Balaun, Secretary, discusses the need for approval to send emails to the community and requests updated contact information.

- Mentions issues with GoDaddy and the need to streamline email and URL management.
- Suggests creating a new website on a different URL to simplify management and save money.
- Emphasizes the need for a single email for board communication to keep residents informed.

Website and Contract Management

Joe Murray and Michelle Balaun discuss the need to post certifications and contracts on the website.

- Joe Murray mentions ongoing efforts to gather information from vendors and contractors.
- Michelle Balaun suggests creating a list of current contracts and providers to be posted on the website.
- Discuss the challenges of managing multiple URLs and email accounts.

CONTRACTS

- Pink & green
- Forever Gone
- MyCPA
- Sam the Lawyer

VENDORS

- Ray Sprinklers
- Site 1 sprinklers
- Comcast

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Compliance and Architectural Review Board

Joe Murray provides an update on compliance issues, including carport storage and paint color compliance.

- Discusses the need for a new Architectural Review Board (ARB) and a Fines Committee as required by state law.
- Explains the roles and responsibilities of the ARB and Fines Committee, including the need for community members to volunteer.
- Discuss the process for setting up the ARB and Fines Committee and the importance of community involvement.
- Josee Sternberg to Chair Fines Committee, Lisa volunteered as a member
- Matt Bode to chair ARB Committee, Camilee volunteered as a member

Rules and Regulations Review

- Joe Murray proposes setting a date for a special meeting to review and refine the rules and regulations.
- Explains the need to update the rules and regulations to comply with new state laws.
- Discuss the importance of having a quorum for board meetings and the need for open communication.
- Suggests using Constitution Park for future board meetings to ensure transparency and community involvement.

Board Roles and Responsibilities

Joe Murray confirms the roles and responsibilities of current board members, including the President (Joe Murray), Vice President (Matt Bode), Treasurer (Peter Casey), Secretary (Michelle Balaun), and Member at Large (Josee Sternberg).

Discusses the need for board members to transition roles and responsibilities as necessary. Mentions the requirement to turn in debit cards and use credit cards for financial transactions. Discuss the importance of having a clear and transparent process for board decisions and financial management.

Community Feedback and Final Remarks

Joe Murray opens the floor for community feedback and questions.

- Speaker- asks about the rental rules status
- Speaker - raises concerns about dogs being walked off-leash and the need for better compliance with community rules.
- Speaker - emphasizes the importance of community members being good neighbors and following the rules.

Joe Murray thanks everyone for their participation and adjourns the meeting at 8:04 PM