

# The Park at Wolf Branch Oaks Homeowners Association

## Board of Directors Meeting Minutes for April 17, 2024

Location Reach Church

### **Call to Order:**

At 6:00 PM

By Joseph Routt

### **Verification of Quorum:**

5 of 6 Board Members in attendance.

Joseph Routt, Denise Poloniecki, Gary Carter, Perry Pierce, Stephanie Miranda

### **Proof of Notice**

Notice provided in accordance with Florida State Statutes.

### **Approval of March 27, 2024 Meeting Minutes:**

Denise Poloniecki motioned to approve the Board of Directors Meeting Minutes from March 27 2024, seconded by Gary Carter. Board members voted unanimously in favor.

### **Financial Reports**

1. Acting Treasure Gary Carter advised financial reports are in order.
2. Gary advised he would be Updating SunBiz data.
3. Gary reported the HOA Website, 1 year renewal and the 3-year HOA Domain Name renewal were both due with a total cost of \$225.00. Denise Poloniecki motioned to approve the renewal. Stephanie Miranda seconded the motion and Board voted unanimously in favor.

### **Architectural Control Committee (ACC)**

1. Joseph Routt reported that the 14 homeowners who received compliance letters last month were in the process of, or had correcting their issues.
2. Myrtle Webb reported that the following requests had been approved by the ACC.  
Entrance Patio screen enclosure, fence install and exterior paint.

### **Landscape Committee**

1. Myrtle Webb reported the lights at the entrance to the neighborhood have been fixed with a cost of \$472.48.
2. Myrtle Webb advised that the lights for the new trees have been installed at a cost of \$1,062.50.
3. Myrtle Webb reported the irrigation bubblers have been installed at a cost of \$830.61.

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### **Water Committee**

1. Joseph Routt advised the new Water Plant shed is on schedule for delivery and setup by April 29<sup>th</sup>. Joseph Routt also advised that the Water Plant repairs are scheduled to be completed by April 26<sup>th</sup>.

### **Unfinished Business**

The Board members entered into a lengthy discussion reference the lack of homeowner's interest to participating as a member of the board and how to get homeowners involved. It was agreed that Denise Poloniecki and Stephanie Miranda would work together to see if they could come up with any ideas or suggestions on getting more people interested.

### **New Business**

1. Joseph Routt introduced Louemma Cromity as a volunteer for the HOA Fining Committee in a meet and greet with the HOA BOD. Louemma joins Scott Bake and Rachel Smith as the three residences volunteering for that committee. Perry Pierce made a motion to seat the three volunteers for the Fining Committee. Stephanie Miranda seconded the Motion. Motion passed with a 3 to 1 vote. Perry Piece, Gary Carter and Stephanie Miranda voting in favor with Denise Poloniecki voting apposed.

2. Also on the agenda as new business was a discussion regarding the current HOA CCRS. Joseph Routt discussed various issues regarding the current CCRS and requested that the board approve funds to solicit the attorney's advice covering current language. Motion for was made by Denise seconded by Perry Pierce for a \$1,000 funding on the attorney's input.

### **Next Board Meeting**

May 22, 2024 at 6:00 PM

### **Adjournment:**

- Motion to adjourn at 8:35 PM by Gary Carter, seconded by Stephanie Miranda.

Vote: Unanimous by Members Present.