

**WOODS WALK HOMEOWNERS ASSOCIATION
ANNUAL MEMBERS MEETING / BOARD MEETING
SEPTEMBER 12, 2024 7:00pm
LOCATION: TENNIS COURTS
WOODS WALK BLVD LAKE WORTH, FL 33467**

MINUTES

1. Call to Order / Roll Call by Alan Adler:

The meeting was called to order at 7:02 pm by Alan Adler. The following Board members were also present: Brenda Ungerer, James Hinson, Timothy O'Connor and Brian Beckers.

2. Proof of due notice of the meeting by Alan Adler:

A sign was posted in front of the community more than 2 weeks before the meeting and an email blast was sent out to everyone with the agenda. Another agenda was posted in the bulletin board at the tennis courts 1 week before the meeting.

3. Review of previous Minutes by Alan Adler:

The reading of the Minutes from our Board Meeting dated August 8, 2024 where waived. A motion was made by Alan Adler to approve the minutes and the motion was seconded by Timothy O'Connor. Motion passed in full.

4. Consideration for the Fining Committee by Brenda Ungerer:

There are 6 homes with a total of 9 violations that have been in violation that we will be sending to the fining committee:

Cross Pine - tree trimming – Board assessed fine of \$1,000.00

Cross Pine - pressure cleaning of driveway, sidewalk swale and house - Board assessed fine of \$1,000.00

Pine Trail - bushes are not trimming to the correct height – overgrown- Board assessed fine of \$1,000.00

Pine Trail - ARC denied and bushes haven't been removed - Board assessed fine \$1,000.00

Wood Pine - tree trimming - Board assessed fine of \$1,000.00

Wood Pine - roof cleaning - Board assessed fine of \$1,000.00

Wood Pine - driveway, sidewalk, swale – pc - Board assessed fine of \$1,000.00

Wood Pine - driveway sinking not repaired - Board assessed fine of \$1,000.00

Woods Walk - roof, driveway, sidewalk, swale and house needs to be pressure cleaned - Board assessed fine of \$1,000.00

A motion was made by Brenda Ungerer to send 6 homeowners with a total of 9 violations to the fining committee and was seconded by Alan Adler. Motion passed in full.

5. Violation Time Frame by Brenda Ungerer:

Violations need to be corrected within the time frame specified on the violation notice. Fines will be issued based on non-compliance. The maximum fine allowed for each violation is \$1,000.00. Any egregious violations needing immediate attention will be issued a cease and desist and immediate fine for violation.

6. Homeowners being sent to attorney by James Hinson:

We have 2 homeowners that we will be sending to our lawyer to help bring the homes up to compliance. A motion was made by James Hinson to send 2 homeowners to the lawyer for compliance and was seconded by Tim O'Connor. Motion passed in full.

7. Revised Rules and Regulations by James Hinson:

We have updated our Rules and Regulations and a motion was made by James Hinson to accept the new Revised September 2024 Rules and Regulations and was seconded by Alan Adler. Motion passed in full.

8. Mailboxes by Brian Beckers:

We are looking into getting a more consistent look with the mailboxes. We are in the process of looking into our options. We will keep you informed. For those that have not complied or for those that have faded mailboxes please use Rustoleum Mystic Brown Textured Metallic paint and 3" Gold numbers. You can reach out to South Florida Mailboxes at 561-389-2491 for the numbers or replacement.

9. Tennis Courts Fence Replacement by Brenda Ungerer:

The tennis court fencing is finished at a cost of \$17,290.00. The courts are open to all residence.

10. Woods Walk Website by Timothy O'Connor:

We are still in the process of designing and setting up a Woods Walk Website. All Homeowners will have a sign on access and will be able to have access to all documents and what's going on at Woods Walk.

11. Adjournment by Alan Adler:

Being no further business before the Board, a motion was made by Alan Adler to adjourn the meeting at 7:07 pm and seconded by Brian Beckers. Motion passed in full.

5 Homeowners, 5 Board members and 1 representative from the management company were present at the meeting.

Respectfully submitted:
Alan Adler, Secretary