

WOODSWALK HOMEOWNERS' ASSOCIATION

DIRECTORS MEETING AND /REGULAR MEETING (TWO MEETINGS)

Date: Thursday, July 9, 2026, **Time:** 7:00 PM

Location:

MINUTES

DIRECTORS MEETING (ONE)

- 1. CALL TO ORDER, 7:01 P.M. --ALL DIRECTORS PRESENT, JAMES HINSON, BRIAN BECKERS, TIMOTHY O'CONNOR, ALAN ADLER.**
- 2. ONE PERSON WHO WAS PRESENT SUINDA ORTIZ, AND ONE OTHER PERSON EXPRESSED INTEREST , RYAN STACEY, IN SERVING ON BOARD TO REPLACE BRENDA UNGERER. BOARD MEMBERS INTERVIEWED ORTIZ AND ACCEPTED HER OFFER TO SERVE AS DIRECTOR AND TREASURER.**
- 3. CONSENSUS OF NEW OFFICERS—JAMES HINSON, PRESIDENT, BRIAN BECKERS, VICE PRESIDENT, TIMOTHY O'CONNOR, SECRETARY, SUINDA ORTIZ, TREASURER, ALAN ADLER, DIRECTOR.**
- 4. ADJOURNED AT 7:04 P.M.**

REGULAR MEETING (TWO) (NEW PRESIDENT, JAMES HINSON PRESIDING) 7:04 P.M.

PROOF OF MEETING NOTICE,--- MEETING NOTICE EMAILED, POSTED ON WEB AND PORTAL AS WELL AS SIGNAGE 48 HOURS IN ADVANCE. VERIFIED.

READING OF ANNUAL MEETING MINUTES WAIVED AND APPROVED UNANAMOUSLY.

MANAGEMENT REPORT IN LIEU OF PRESIDENT REPORT

DISCUSSION OF POSSIBLE LITIGATION ON WOOD PINE PROPERTY--**PENDING AT ATTORNEY.** PINE MILL COURT FILED FOR FORCLOSURE ACTION.

TREASURER REPORT

- a. DELINQUENCIES REDUCED TO \$13K FROM \$14 +K, 6 LIEN NOTICES FILED, ONE FORCLOSURE
- b. BANK BALANCES AND BUDGET AS PROJECTED.

- c. RESERVE UPDATE -- CURRENT BALANCE \$125K REVIEWING HIGH INTEREST YIELD AND CD ROTATION OF BALANCE.

COMMITTEE REPORTS

ARCHITECTURAL REVIEW COMMITTEE-

1. FENCE HEIGHT FROM failed PROPOSED AMENDMENT
NO DISCUSSION VOTE HONORED.

LANDSCAPE COMMITTEE

1. NEW PLANTINGS ADDED OR DELETED **NO DISCUSSION**
2. REVIEW OF RULES AND REGULATIONS ON LANDSCAPING AND TREE TRIMMING--THE DEFINITION OF UNSIGHTLY AS WRITTEN IN DOCUMENTS. **ARB PASSED TO BOARD FOR RULES AND REGULATION TO BE ADDED TO DOCUMENTS. TABLED FOR FURTHER DISCUSSION AND BOARD PERVIEW.**

FINING COMMITTEE **ONE HOME VIOLATION RULED UNFOUNDED.**

SOCIAL COMMITTEE

FUNDING ALLOCATION FOR EVENTS **TABLED**

OLD BUSINESS

1. REPAIR AND REPLACEMENT OF ELECTRICAL WIRING IN MEDIANS. TABLED FROM ANNUAL MEETING **MOTION TO APPROVE TIMOTHY O'CONNOR, 2ND BRIAN BECKERS, 3RD ALAN ADLER. APPROVED WIRING TO INCLUDE NEW PERMANENT LIGHTS ON ENTRY TREES.**
2. INTERNET SERVICE BY XFINITY AND CONTRACT, AND SURVEILLANCE CAMERAS. **CAMERAS CURRENTLY UP AND RUNNING. PERMANENT SOLUTION STILL NEEDED.**
3. STATUS OF TENNIS COURT IMPROVEMENTS PASSED AT ANNUAL MEETING. **CONTRACTOR WAITING ON PRODUCT DELIVERY.**

4. MAILBOX UNIFORMITY TO IMPROVE NEIGHBORHOOD AESTHETICS.
NOTE: COMMUNITY VOTED DOWN MAINTENANCE OF SAME UNDER
COMMUNITY IMPROVEMENTS. **COLOR AND LETTERING
RECOMMENDATION UPDATED IN ARB RULES 2026 AND POSTED
ON WEBSITE AND PORTAL.**

IF YOU HAVE ANY COMMENTS OR SUGGESTIONS FOR ARB GUIDELINES THAT YOU
WOULD LIKE THE ARB TO CONSIDER PLEASE EMAIL **MICHELE BILAWSKY,**
PROPERTY MANAGER mbilawksy.aapm@google.com

OTHER BUSINESS:

1. ENHANCE MEETINGS WITH ABILITY TO CONDUCT ONLINE.
RECOMMENDATION BY TIM O'CONNOR TO ACQUIRE GOOGLE
WORKSPACE WHICH INCLUDES GOOGLE MEETS FOR UPTO 500
PERSONS. ELECTRONIC VOTING TO BE CONSIDERED LATER. **NO
MOTION THUS FAILED.** HOA SHOULD ACQUIRE ITS OWN LAPTOP
AND EQUIPMENT TO ACCOMMODATE VIRTUAL MEETINGS **TABLED**

OWNER FORUM

OWNERS MAY ADDRESS ANY ISSUE PRESENTED AT MEETING AND
SUBMIT REQUEST TO SPEAK TO ANY AGENDA ITEM. (Time limit of 3 minutes
per speaker may apply) **ALL MEETING ATTENDEES MUST CONDUCT
THEMSELVES WITH DECORUM AND SPEAK WHEN RECOGNIZED.
SHOUTING AND DISRUPTION OF A MEETING WILL NOT BE TOLERATED.
OFFENDERS WILL BE ASKED TO LEAVE.**

NEW BUSINESS

UPCOMING MEETINGS **SEPTEMBER 8,2026 6:30 P.M. AT WELLINGTON
BRANCH OF PALM BEACH COUNTY LIBRARY,**

COMMUNITY NEWS: NEW LITTLE LIBRARY BOOK EXCHANGE NOW
FUNCTIONAL IN PARK. **A CHILDREN'S LITTLE LIBRARY IS BEING ADDED.**

MEETING ADJOURNED AT 8:17 P.M. ALL IN FAVOR