



**WILKINSON WOODS HOMEOWNERS ASSOCIATION INC.
A CORPORATION NOT FOR PROFIT
P.O. BOX 884, WOODVILLE, FLORIDA 32362**

MEETING MINUTES APRIL 16, 2024

Call to order: President George Hall called the Annual meeting to order at 6:35 pm and reminded those present to use proper decorum during the meeting.

Present: See attached Board Member sign-in.

Reading of Annual Meeting 2023 minutes: Minutes were read aloud by Secretary Deana Jackson. Barbara Ciccarelli motioned to accept, seconded by Dana Fields motion to adept minutes approved.

Member Discussion

Speaker: Josh Reed-8165 Meridale - expressed concern over the 3-minute limit on speaking. President George Hall, understanding the gravity of the situation, allowed extra time if needed. Josh Reed pointed out that the covenants & restrictions lapsed in 2017, and with no official amendments, the HOA has lapsed in its duties and, therefore, is not in compliance as an HOA. This is a crucial issue that needs immediate attention. The HOA should revert to the last official documented covenants & restrictions.

President George Hall or last updated amendments to covenants April 2022.

Josh Reed and discussion by members: After 30 years, the HOA has lapsed and cannot pursue any legal actions (not paying HOA dues, working on cars in a yard, etc.). Legally, dues can't be collected if the HOA is lapsed, liens can't be placed, or restrictions enforced. President George Hall emphasized that it's not just the board's responsibility but the general membership, as a whole, who have not kept the HOA up to date. We are all in this together and must work collectively to expedite getting the HOA in order.

Discussion Janet Walker asked when Josh moved to the neighborhood. She has lived here for a long time, and the county road was not paved until 1990. We need the dues to help maintain the road.

Speaker: Corie Reed - 8165 Meridale: regarding past closed-door meetings at Past President Mike Buckley's home regarding amending covenants and the current president using ideas from the internet (other local HOAs). Also, the general membership has not formally voted on any attempts to enforce restrictions on pigs.

Member discussion: The hog restriction is in the original Covenants. Note: A previous board special meeting approved Grandfathering her pigs.

Discussion President George Hall There are many items in the documents that are not enforceable/legal. For example, a \$500.00 fine for tearing up the road is above the allowable fine. Updating the bylaws and covenants is a priority, and we will use some of the information found on the internet as a format/template until we can submit our ideas on updating and voting as a general membership.



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Discussion Josh Reed: Everything needs to be corrected before moving forward, including the board structure (Seven board members vs. eleven currently). Changes can not be pushed through without general membership approval.

George Hall reiterated that the members voted in the seven Board of Directors during the annual members' meeting during COVID-19. Technically, this rule was supposed to go into the Bylaws and not the Covenants. The board and the membership approved the proposed pig restriction at the member meeting on April 12, 2022.

Discussion Jessica Milam: Will the proposed documents be posted for all to view? Then, we will have a meeting to vote.

President George Hall: The board will meet to reach a consensus regarding updating documents, which they will then present to the general membership for approval.

Discussion road maintenance. Corie Reed said will not work washes away presented information on crushed concrete and lime rock. Recommends filling the most profound and most troublesome areas first. Brenda Ciccarelli recommended setting up a road sub-committee of three people who knew the most about roads. President George Hall recommended buying four loads of road base (crushed concrete), top with sandy clay, and rent a roller to crush it down into the road's surface. Chris Johnson's crushed concrete has held up well, and using the sandy clay would help keep the dust down. President George Hall motioned to go ahead with the purchase as stated above. Prioritizing the worst areas. Deana Jackson also needs to address the dust in Christina's second corner, as in the first corner; President George Hall addressed the worst spots first and considered the dust at the next board meeting.

Motion: Purchase four loads of crushed concrete and two loads of sandy clay and rent a roller to address the worst areas of the neighborhood. Seconded by Todd Chalus. The motion was approved by the membership.

Question: Todd Chalus, should we open an account with Crowder? President George Hall will talk to them.

Report of managers:

Webmaster: The website is a work in progress. Does have issues.

Brenda Ciccarelli, it is nice to have everything in one place.

Jessica Milam, can the contact info of members be posted?

President George Hall is concerned with members not wanting internet bots, etc, with having personal information posted. A contact list will be sent to each Officer for now.



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Treasurer Report: presented current status as of mid-April balance of \$6,205.49.

President George Hall: The budget is \$1500.00 for the tractor, \$500.00 for Admin supplies, and \$250.00 for insurance, which Lori Andrews, the treasurer, updated to \$800.00, which should leave \$6,500 for road maintenance.

Deana Jackson: check for Neal Woodall can not be found.

Board Nomination and election.

Deana Jackson read Election Procedure.

Discussion Chris Johnson: Are we enforcing statute 720 rules for 7 members? The board outnumbers the membership, and there are current board members in violation.

Nancy Hall, the increase in board members is due to the lack of attendance.

President George Hall: The Board needs a majority in attendance to make a quorum, and the board does not outnumber the membership; they are members.

George Hall notified the membership that Vice President John Ferguson resigned. And Dave Young stepped down as a Board Member.

Corie Reed stepped down as a Board Director.

Tammy Klotz nominated Chris Johnson as a board member, who declined.

Deana Jackson nominated Tammy Klotz, who accepted.

Brenda Ciccarelli nominated Judy Dupree, who declined.

Josh Reed was nominated and accepted as a board member (replacing Corie Reed)

Tammy Klotz was nominated and accepted as a board member (replacing Dave Young)

Brenda Ciccarelli, current board member, stated yes to serve another year

Dana Fields, a current board member, stated yes to serve another year.

Tammy Klotz nominated Jessica Milam to serve as a Board Member, and she accepted (replacing Todd Chalus).

Officer nominations:

George Hall President – yes to another year



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Todd Chalus, nominated by Deana Jackson for the Vice President position and accepted, was seconded by George Hall.

Deana Jackson Secretary – yes to serve another year.

Lori Andrews Treasurer – yes to another year

All are Approved by vote of the general membership.

2024 Board of Directors Officers List:

1. Board Member Brenda Ciccarelli
2. Board Member Mike Buckley
3. Board Member Dana Fields
4. Board member Amanda O'Donoughue
5. Board member Joshua Reed
6. Board Member Tammy Klotz
7. Board Member Jessica Milam
8. President George Hall - 850-879-1343 - georgehall@earthlink.net
9. Vice President Todd Chalus
10. Secretary Dee Anne Jackson
11. Treasurer Lori Andrews

Discussion: Chris Johnson opposed Brenda Ciccarelli's serving as a board member because she opposed the board's decision regarding pigs/hogs, saying it was unenforceable because it was not appropriately registered. President George Hall overrode the opposition, as board members can have conflicting opinions in discussions.

Josh Reed stated that paperwork should come before board selection, and every board member has 90 days to sign documentation to uphold the By-Laws, Covenants, and Restrictions.

President George Hall reiterated that the board would oversee that documentation during the next board meeting.



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New Business

Road work time compensation

President George Hall brought a motion to the floor:

Motion: Compensation for community work (road grading, tractor work, etc). The person providing the work (board member due to insurance restrictions) will be paid at the current Florida minimum wage rate. No more than 16 cumulative hours a month unless approved by the Board or in emergencies the president will authorize. Anyone receiving \$600.00 or more in a year will receive a 1099. Seconded by Dana Fields, the motion was approved by a majority of the membership, with two members voting against it.

Neighborhood zones were tabled for the next meeting.

The next WWHOA Board meeting is set for May 20 at 6:45 pm

The next Annual meeting is set for April 15th, 2025, at 6:30 pm.

President George Hall motioned to adjourn at 8:10, and the motion was seconded and approved.




Deana Jackson
Secretary

George Hall
President

2024 Expenditures
Source: Checkbook and Receipts

Check #	Check Date	Check Amt	Description	Vendor/Payee
1192	01/23/24	177.30	Meeting room, stamps, Sunbiz registraton	Judy Stricklin
			These expenses were paid by payee in 2023	
1193	01/23/24	37.63	Meeting room for board meeting	George Hall
1194	01/23/24	752.90	Road work, gas, LCBCC	Chris Johnson
			These expenses were paid by payee in 2023	
1195	01/23/24	38.95	Base for road	Steve Bailey
1196	01/29/24	1,197.36	New street signs, received and installed	LCBCC
Online	02/05/24	44.00	Security Lights -utilities	City of Tallahassee
1197	02/27/24	99.64	Tractor parts, labor, box grade-no charge	Mike Buckley
Online	02/29/24	44.00	Security Lights -utilities	City of Tallahassee
1198	03/07/24	192.90	County grader	LCBCC
Online	04/03/24	43.29	Security Lights -utilities	City of Tallahassee

2,627.97

1,084.39 Road maintenance

1,543.58 Administrative

2,627.97

2024 Checkbook Reconciliation
Source: Bank Statements

	Deposits	Expenditures (Expenses)	Balance
Beginning Balance	4533.46		4533.46
January	200.00	(2204.14)	2529.32
February	0.00	(187.64)	2341.68
March	1900.00	(192.90)	4048.78
April	2200.00	(43.29)	6205.49
May	0.00	0.00	6205.49
June	0.00	0.00	6205.49
July	0.00	0.00	6205.49
August	0.00	0.00	6205.49
September	0.00	0.00	6205.49
October	0.00	0.00	6205.49
November	0.00	0.00	6205.49
December	0.00	0.00	6205.49
Returned check	0.00		
Ending Balance	<u>8833.46</u>	<u>(2627.97)</u>	<u>6205.49</u>

* Interest

MINUTES
ANNUAL MEETING
WILKINSON WOODS HOMEOWNERS ASSOCIATION
April 4, 2023

The Annual Meeting was held at the community room at the library. A list of those attending is available.

The meeting was called to order at 7:00.

Brenda Ciccirelli had asked Brandon Ortiz from Leon County Sheriff Department to give a presentation on setting up a community crime watch, which he explained thoroughly. She asked those who are interested in participating to leave their names for her to contact.

Old Business: President Mike Buckley addressed complaints about the county's work putting gravel on our road. Residents are complaining, and Mike agreed, that the work was done properly from Meridale to Quentin Kelley's property; from there to the pavement there was no road base and the gravel was spread skimpily. He had met with the county engineer who told him the work was complete and reminded him that the work had been done at no cost to the community.

Even though the road has been graveled, the school bus system is still refusing to pick up students on rainy days. Mike suggested that parents contact our county commissioner Bill Proctor.

Speeding and aggressive driving causing damage to the road continues to be a problem. Mike is studying ways to enforce speed limits.

Board members are rotating using the tractor to maintain the roads. Fill dirt is needed on chronic problem spots on Felicia Lane and the end of Christina Road.

Arrangements have been made to install a security camera but the board is still looking for an electrician to sign off on the work.

New Business: A vacancy on the board of directors was created by the resignation of Kris Lonkani. Nominations were opened from the floor, Todd Challus was the only nominee and was duly elected.

The board members convened to choose officers, all current officers indicated willingness to serve another year.

There being no further business, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Judith Stricklin, Secretary

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AGENDA FOR MEMBER ANNUAL MEETING

The order of business for the regular meeting of the Board of Directors shall be as follows:

1. A reminder of proper decorum and courtesy by the president
2. Call to Order/ Welcome / Reading of the Minutes
3. Comment and discussion by parcel owners on any matter
 - a. Depending on member turnout, the recommended time for each speaker is limited to 3 minutes.
4. Report of Managers
 - a. Webmaster
5. Report of Officers;
 - a. Treasurer
 - b. Secretary
6. Board Member nomination and election
7. Old Business and 2024 outlook
 - a. Budget
 - b. Road Signs
 - c. Restrictive Covenants
 - d. By-Laws
8. New business
 - a. Matters about the road
 - i. Road Grading and recompensating member vote to approve
 1. Motion: Pay board members/officers who want compensation for routine road maintenance. Pay at the current minimum wage, no more than 16 hours per month cumulative total, with the HOA president able to authorize extra hours. Log-in hours, with the logbook to be kept with the tractor. The hourly invoice will be submitted and paid monthly, with anything over \$600 a year requiring a 1099 to be filed with the IRS.
 2. If approved by the membership, this will go into effect in March 2024 to compensate for road maintenance done during this time.
 - b. Neighborhood Zoning
 - c. Scheduling the next Board of Directors meeting
 - d. Scheduling of annual members' meeting



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MEETING SPEAKER SIGN IN

DATE: 4-16-2024

ANYONE WISHING TO SPEAK MUST SIGN IN. SPEAKERS WILL BE RECOGNIZED IN THE ORDER ON THE SIGN IN.

SPEAKERS ARE LIMITED TO 3 MINUTES.

PRINTED NAME	EMAIL/CONTACT INFORMATION	SIGNATURE
JOSHUA REED	TIGIO.REED@GMAIL.COM	<i>Joshua Reed</i>
Corie Reed	^{@gmail.} hurricane@corie.com	<i>Corie Reed</i>

VERIFIED BY:

SECRETARY SIGNATURE: _____

PRESIDENT SIGNATURE: _____