



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

MEETING MINUTES MAY 21, 2024

Call to order: President George Hall called the meeting to order at 6:48 pm and reminded those present to use proper decorum during the meeting.

Present: See attached Board Member sign-in. Board member Amanda O'Donoghue and Secretary Dee Anne Jackson were excused.

No Speakers signed in.

Board Member Brenda Ciccarelli thanked all of the residents who helped their neighbors during the power outage due to tornado storm damage across the county.

Reading of Board February 20, 2024 minutes: A motion was made and seconded to accept the last meeting minutes as read.

Report of Managers and Committees: George Hall read the Covenants and Bylaws committee summary held on May 16, 2024. (See attached.)

The webmaster was not present.

Report of Officers:

Treasurer's Report: Treasurer Lori Andrews stated that April's bank statement balance of \$5,870.21. The check to Crowder for the road base is still outstanding. (Statement attached)

Vice President: No report

Secretary: No report due to excused absence

Unfinished Business:

Matters about the road:

Four loads of road base purchased from Jimmie Crowder Excavating and Land Clearing were spread in select trouble areas of the road on May 14. The base was originally scheduled to arrive on May 10th; however, an F1 tornado landed in Woodville, and two F2 tornadoes touched down in Tallahassee, causing power outages and downed trees in the whole area. The board agrees that the crowder base is holding well and will spread more in other troubled areas in the future.

Due to the inclement weather, the board discussed where to spread the sandy clay, which has not been purchased or scheduled yet. See the decision in New Business.

The board discussed the area on Meridale near "the pond," where the road consistently washes out into a low spot. See decision in New Business

Other road areas were discussed and will be addressed when the current projects are finished.



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Matters about the association's financial affairs:

Due to the secretary's absence, the board was not informed about which parcels were delinquent in 2024. Those delinquent parcels are 30 days overdue. George Hall mentioned a very important reality that Joshua Reed said in the Covenant and Bylaws Committee: "The HOA is doing a duty to the members in good standing by filing liens on delinquent members."

The board agreed that a late notice will be mailed in accordance with statutes and Bylaws as soon as we identify members not in good standing.

Any other matters:

The president brought up neighborhood zones and reported that the proposed map (attached) has been updated. Each board member will represent a zone. A meeting agenda item will be added so that board members can report on the condition of their zone and the members they represent.

The board discussed the neighborhood watch program. If any volunteers are interested, please contact Brenda Ciccarelli.

It was reported that some street signs have either blown down or been removed and may be in residents' possession. If any member is aware of this, please turn the signs in to the board so we can get them remounted.

New Business:

Matters about the road:

Since two loads of sandy clay were not purchased due to the delays during the bad weather, the board approved purchasing four truckloads of sandy clay and renting a road roller from Leon County to spread it over the area between the bend and the intersection of Christina and Meridale. Mike Buckley will take the lead on this project.

The board approved purchasing another load of Crowder base to spread onto an area on Meridale.

The board discussed the area called "The Pond," where runoff is washing out part of the road. A retention wall was mentioned, and the board approved the purchase of 40lb quikrete bags to start a base. George Hall is donating two 80lb bags of hardened quikrete bags for this project. Todd Chalus and Joshua Reed volunteered for this project.



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Board Member Certification Form:

In accordance with Chapter 720, Florida Statutes, Section 720.3033(1), all board members (excluding the secretary due to an excused absence). These forms will be filed with the secretary and kept in the Association's records for five years.

Covenants and Bylaws:

The board discussed the association's documents and compliance with state statutes. Joshua Reed cited the method of rejuvenating the homeowner's association.

In 1963, the Florida Legislature enacted the Marketable Record Title Act ("the Act"), codified as Chapter 712, Florida Statutes. The Act was intended to simplify title searches by extinguishing old title defects and other recorded issues affecting title to real property after 30 years, except for certain matters (see Section 712.03, Florida Statutes - Exceptions to marketability).

An unanticipated consequence of the Act was that it extinguished the covenants of some planned communities, which suddenly found they had lost their legal authority to collect assessments and enforce the covenants. Since then, the Florida Legislature has amended the statutes to provide both a process to preserve the covenants before they are extinguished by the Act and a process to reinstate them if they have already been extinguished or have expired.

Fortunately for WWHOA, the latest Amended Declaration of Restrictive Covenants of Wilkenson Woods, A Recorded Subdivision, was filed on September 25, 1996, at 4:18 PM #1484200 OR1945PG1528-35. These documents are 28 years old and fall within the time frame before being extinguished. So no rejuvenation is required.

George Hall filed a Notice to Preserve and Protect Covenants and Restrictions from Extinguishment under the Marketable Record Title Act on April 19, 2024, at 11:36 AM to preserve the association's Covenants. This document is posted on the WWHOA website. This should give the association time to file new documents.

Since the Association's Covenants are preserved, the board expressed intent to update the Covenants by the next annual member meeting.

The board started reviewing the Bylaws line by line, but the time for the community center expired. George Hall will make the changes the board recommended and post (version 7) of the Bylaws on the website. George Hall asks all board members to download and review the next version and bring any issues they find to the next meeting. (Version 7 is posted on the WWHOA website for review).

Next board meeting: Was not determined but due to the importance of the business it will be called within the next month.



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The meeting adjourned at 9:00 pm

_____ Secretary Deana Jackson

_____ President George Hall



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BOARD MEETING SIGN IN

DATE: 21 May 2024

PRINTED NAME	POSITION ON BOARD	EMAIL/CONTACT INFORMATION	SIGNATURE
SARAH REED	Member	tigiorreed@gmail.com	<i>[Signature]</i>
Jessica Milam	member	jesannmilam@gmail	<i>[Signature]</i>
Todd Charles	V P	itodd6@yahoo.com	<i>[Signature]</i>
George Hall	President	georgehall@earthlink.net	<i>[Signature]</i>
Dana Fields	Member	dlynfields@gmail.com	<i>[Signature]</i>
Brenda Ciccarelli	Member	ciccareb@gmail.com	<i>[Signature]</i>
Tammy Klotz	member	tammyklotz@1979	<i>[Signature]</i>
MIKE Buckley	Member	gumb@2011	<i>[Signature]</i>
Lori Andrews	Treasurer	loriandrews9@gmail	<i>[Signature]</i>

VERIFIED BY:

SECRETARY SIGNATURE: _____

PRESIDENT SIGNATURE: _____

[Handwritten Signature]



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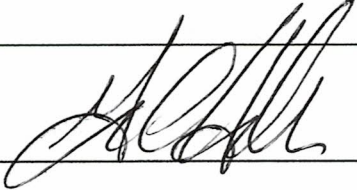
GENERAL MEETING SIGN IN

DATE: 21 May 2024

PRINTED NAME	ADDRESS	EMAIL/CONTACT INFORMATION	SIGNATURE
Robert Wipacover	4024 Samantha Ct	Deaconblues264@yahoo	

VERIFIED BY:

SECRETARY SIGNATURE: _____

PRESIDENT SIGNATURE:  _____



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MEETING SPEAKER SIGN IN

DATE: 21 May, 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

VERIFIED BY:

SECRETARY SIGNATURE: _____

PRESIDENT SIGNATURE: _____

Covenant and Bylaw Committee Meeting

Attended: George Hall, Joshua Reed, Mike Baldwin

Time Thursday, May 16 @ 6:00 PM

Recognizing the importance of our original documents, George Hall took a crucial step by filing a [Notice to Preserve and Protect Covenants](#) with Leon County. This action ensures the preservation of our dated Covenants until we file new documents, providing a sense of security to our committee.

We engaged in a significant discussion about corporations, not-for-profit statutes, the statutes that govern HOAs, and the requirements of Directors and officers. This discussion was crucial in shaping our understanding and involvement in the decision-making process.

1. Concern about filing the documents the correct way
2. Authority of the HOA
3. The not-for-profit corporation is registered at the Florida Department of State, Document # N21600, and is current
4. Following the statutes and the law
5. Building trust with the members
6. Transparency and communication
7. Rejuvenation of the Homeowners Association
 - a. Joshua will bring this up for discussion at the next Board Meeting

We also discussed the proposed [Declaration of Restrictive Covenants](#) (Proposed) and [By-Laws](#) (Proposed) and why they are required in a corporation.

1. Discussed the difference between Covenants and Bylaws and the significance of educating the membership about the differences
2. The latest versions are posted on the website, and links are provided above
3. Recommends that the board make a motion to intend to update the Covenants and Bylaws to be entered into the minutes

Discuss the legitimacy of the Board and its officers

1. Previous board members have not correctly attested; pursuant to Chapter 720, Florida Statutes, Section 720.3033(1), all board members are required to attest that they've read and understood the HOA's controlling documents.
 - a. Forms will be available at the next Board Meeting
 - b. Secretary will take control and file these forms



WILKINSON WOODS HOME OWNERS ASSOC
 PO BOX 884
 WOODVILLE FL 32362

04/30/24
 *****7501
 IMAGES 6
 CYCLE-031

*** CHECKING *** 1492 ASSOC NOW
 ACCOUNT NUMBER 0310057501
 PREVIOUS STATEMENT BALANCE AS OF 03/31/24 3,906.40
 PLUS 5 DEPOSITS AND OTHER CREDITS 4,740.72
 LESS 3 CHECKS AND OTHER DEBITS 314.19
 CURRENT STATEMENT BALANCE AS OF 04/30/24 8,332.93
 NUMBER OF DAYS IN THIS STATEMENT PERIOD 30

CHECK TRANSACTIONS

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
1198	04/02	192.90	1199	04/19	78.00			

CHECKING ACCOUNT TRANSACTIONS

DATE	DESCRIPTION	DEBITS	CREDITS
04/03	AC-CITY OF TALL-UTL-BILLPAY NAME-WILLKINSON WOODS HOME0 ID-CITY OF TALLAHA	43.29	
04/12	DEPOSIT		700.00
04/12	DEPOSIT		1,500.00
04/15	DEPOSIT		800.00
04/19	DEPOSIT		1,740.00
04/30	INTEREST PAYMENT		.72

BALANCE BY DATE

DATE	BALANCE	DATE	BALANCE	DATE	BALANCE	DATE	BALANCE
03/31	3,906.40	04/02	3,713.50	04/03	3,670.21	04/12	5,870.21
04/15	6,670.21	04/19	8,332.21	04/30	8,332.93		

PAYER FEDERAL ID NUMBER..... 71-0009885
 INTEREST PAID YEAR TO DATE..... 1.99

CBAR-5454A Rev. 3/22
CHECKING DEPOSIT
CURRENCY 10000
COIN
CHECKS AS FOLLOWS
DATE 4-12-24 600.00
NAME Wilkinson Woods Home Owners Assn
ADDRESS _____
SIGNATURE _____
CHECKS OR TOTAL FROM OTHER SIDE 700.00
SUB TOTAL 700.00
LESS CASH RECEIVED
\$ 700.00
⑆5021⑆0275⑆ 031005750⑆

04/12/2024 \$700.00

CBAR-5454A Rev. 3/22
CHECKING DEPOSIT
CURRENCY 15000
COIN
CHECKS AS FOLLOWS
DATE _____ 1,500.00
NAME Wilkinson Woods Home Owners Assn
ADDRESS _____
SIGNATURE _____
CHECKS OR TOTAL FROM OTHER SIDE 1500.00
SUB TOTAL 1500.00
LESS CASH RECEIVED
\$ 1500.00
⑆5021⑆0275⑆ 031005750⑆

04/12/2024 \$1,500.00

CBAR-5454A Rev. 3/22
CHECKING DEPOSIT
CURRENCY 10000
COIN
CHECKS AS FOLLOWS
DATE _____ 700.00
NAME Wilkinson Woods Home Owners
ADDRESS _____
SIGNATURE _____
CHECKS OR TOTAL FROM OTHER SIDE 800.00
SUB TOTAL 800.00
LESS CASH RECEIVED
\$ 800.00
⑆5021⑆0275⑆ 031005750⑆

04/15/2024 \$800.00

CBAR-5454A Rev. 3/22
CHECKING DEPOSIT
CURRENCY 34000
COIN
CHECKS AS FOLLOWS
DATE 4/19/23
NAME Wilkinson Woods Home Owners
ADDRESS _____
SIGNATURE _____
CHECKS OR TOTAL FROM OTHER SIDE 1400.00
SUB TOTAL 1740.00
LESS CASH RECEIVED
\$ 1740.00
⑆5021⑆0275⑆ 031005750⑆

04/19/2024 \$1,740.00

WILKINSON WOODS HOME OWNERS ASSOC 1198
P.O. BOX 884
WOODVILLE, FL 32362
DATE 03/02/24
FAY BCC
ORDER OF
One hundred ninety two and 90/100 \$ 192.90
DOLLARS
MEMO County order 2 hrs 300
⑆082902757⑆ 031005750⑆ 1198

04/02/2024 1198 \$192.90

WILKINSON WOODS HOME OWNERS ASSOC 1199
P.O. BOX 884
WOODVILLE, FL 32362
DATE 4/19/24
PAY TO THE ORDER OF Jodd Chalus \$ 78.00
Seventy eight and no/100 DOLLARS
MEMO Bradley rd. 6.5 hrs
⑆082902757⑆ 031005750⑆ 1199

04/19/2024 1199 \$78.00



The unpaved portion of Rhodes Cemetery Road within the HOA but before the first lot is designated as **Zone 0**.

