



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

ANNUAL MEETING MINUTES APRIL 16, 2025

Call to order: President George Hall initiated the meeting at 7:00 pm, underlining the significance of maintaining decorum throughout the session.

Present: See attached Board Member sign-in.

Reading of Annual Meeting April 15, 2024, minutes: Secretary Deana Jackson read the minutes in her official capacity. President George Hall proposed their acceptance, which was seconded by Tammy Klotz and approved by the general membership.

Discussion: The topic of the bylaws, particularly using the term 'pig' and its implications, sparked a lively and important discussion. President George Hall reminded everyone of the Restrictive Covenants, Article VI: USE RESTRICTIONS, A4: No hogs shall be kept on any of the lots within the subdivision, nor shall any animal be kept on any lot that causes nuisance or annoyance because of noise or smell. He then reread the special meeting minutes, which included information regarding hogs in the neighborhood. President George Hall requested approval to accept those minutes as they were read. Brenda Ciccarelli motioned to approve, and the motion carried, underscoring the significance of this discussion.

Website: available to post information/articles, for example, if a member has a company or uses one they would recommend, etc. Brenda Ciccarelli mentioned that other information could be posted as well. Please submit items you would like posted.

Discussion by Parcel: Kirby Brown questioned why clay was spread down the main road. President George Hall reported that the county did not adequately fulfill the HOA request and did not lay down a mix of sand and clay. It was asked if the county would provide a refund since it was done improperly. President George Hall shared that Mike Buckley has been working to try to get discounted road gradings as a possibility. President George Hall stated it was understood that it did not turn out as ordered/intended, and it took way too long for the project to start from the time we paid the county for the work.

Question: Is HOA liable due to road conditions if a car wrecks? Referring to a video posted of vehicles driving recklessly. Brenda Ciccarelli spoke to the Sheriff's department at length regarding that situation. Residents should call and report it, and give them time to come out and observe. President George Hall said the situation was a speeding problem, not a road maintenance issue. Janet Walker called the Sheriff's department after seeing the video, and the LCSO has come out since her call.



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Report of Managers:

Webmaster: Please send in content or vendor recommendations.

Treasurer: Finance report submitted. Balance of \$600.00 through March 31st. There are a lot of recurring expenses: liens, mailings, road maintenance, etc. Lien discussion: the first assessment dues notice is outlined in ARTICLE IX – ASSESSMENTS of the BYLAWS. The second notice is the notice of meeting/dues notice that is mailed to each member to their address that is on record with the county (or written request to the secretary to have correspondence sent to a different address). The third is a courtesy notice mailed out per ARTICLE IX – ASSESSMENTS of the BYLAWS. No further notice is warranted; if an individual has a specific issue, they can come to a meeting and discuss.

Vice Pres: No report

Secretary Deana Jackson: Mentioned Eva Vickers, who, during divorce, realized the ex was not paying the HOA dues and would like to make payments. President George Hall would rather see payments than no attempts to pay; however, it would be a board decision, not an individual officer's decision. Lori Andrews mentioned that she is unsure if a neighbor is getting mail and will check with them.

Board Member and Officer Nominations:

George Hall – President - accepted

Todd Chalus – Vice President - accepted

Lori Andrews – Treasurer - accepted

Deana Jackson - prefers to step down from Secretary - accepted

Tammy Klotz - Board member - accepted

Brenda Ciccarelli - Board member - accepted

Dana Fields - Board Member – accepted

Tina Mazanek – Board Member - Nominated - Accepted

Mike Buckley – Board Member – Accepted via proxy

Vacant – Board Member

Vacant – Board Member

2025 Outlook: President George Hall would like to see an updated sign for the front of the neighborhood, including updated information like the website, and other various design ideas, and will get quotes.



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Budget: Tractor Maintenance (needs hydraulic repair) \$1500.00, Insurance to operate tractor \$1000.00, Administrative Costs; Lori Andrews recommends \$1000.00. President George Hall countered \$500.00. City of Tallahassee road light bill averages \$40-50.00 per month. Road Maintenance/County grading with President George Hall recommends spending as much money as possible on the road. As much funding as possible is needed for legal issues if they arise.

New Business: Janet Walker brought up rules regarding junk in members' yards. Lori Andrews mentioned junk cars, President George Hall stated the county will come to tow vehicles like that, and it was brought up that there could be a fee for removal. President George Hall brought up the Neighborhood Public Awareness Group and invite them to come to a meeting.

Next Board Meeting: May 21st, 2025, at 6:30 pm, Next Annual Meeting: April 14th, 2026, at 7:00 pm.

President George Hall called to adjourn the meeting at 8:04, motion carried to close the meeting.




Deana Jackson
Secretary

George Hall
President

WILKINSON WOODS
HOMEOWNERS ASSOCIATION, INC

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P.O. Box 884, Woodville FL 32362

AGENDA FOR 16 APRIL, 2025 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
8. New business
 - a. Matters about the road
 - i. Sandy Clay
 - b. Scheduling the next Board of Directors meeting
 - c. Scheduling of the annual members' meeting on April 14, 2026 is on a Tuesday



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BOARD MEMBER SIGN IN

DATE: 16 Apr 2025

PRINTED NAME	POSITION ON BOARD	EMAIL/CONTACT INFORMATION	SIGNATURE
George Hall	President	georgehall@earthlink.net	
Todd Chubbs	VP	itodd6@yahoo.com	
Tammy Klitz	B.M.	tammyklitz1970@gmail.com	
Deanne Jackson	Sec.		
Lori Andrews	Treasurer	loriandrews9@gmail.com	
Mark Baldan	—	HO51NC@EMPAGmail.com	
Brenda Ciccarelli	BM	ciccareb@gmail.com	

VERIFIED BY:

SECRETARY SIGNATURE:

PRESIDENT SIGNATURE:



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ANNUAL MEETING SIGN IN

DATE: 16 April 2025

PRINTED NAME	ADDRESS	EMAIL/CONTACT INFORMATION	SIGNATURE
Nancy Guidry-Hall	8145 Felicia Ln	guidrybee@gmail.com	Nancy Hall
Denise Gilles	8021 Melita Ct	Gillesdenise38@gmail.com	Denise Gilles
Robert Wiecek	4024 Samantha Ct	Deaconblues264-Yahoo	Robert Wiecek
Judy Duprey	4044 Samantha Ct	Judy194310@netfall.com	Judy Duprey
James & James Walker	8144 Felicia Ln		James Walker
Kris & Beryl Baker	8112 Merida Dr	KLOWEANI@hotmail.com	Kris Baker
Dana Fields	7623 Meridale Dr		Dana Fields
Tom Rezo	7842 Meridale Dr		Tom Rezo
Tina Mazanek	3982 Russell Ct	tMAZANEK@aol.com	Tina Mazanek
Kirby Brown	7640 Meridale Dr	6pugsforme@gmail.com	Kirby Brown
SHERY FOSTER	7864 Meridale	sherrylynngriffith99507@gmail.com	Sheri Foster
Judy Stricklin	8141 CHRISTINE	puddy777@CSCS	Judy Stricklin

VERIFIED BY:

SECRETARY SIGNATURE:

PRESIDENT SIGNATURE:

2025 Checkbook Reconciliation
Source: Bank Statements

	Deposits	Expenditures (Expenses)	Balance
Beginning Balance	3,960.57		3,960.57
January	0.13	(2,467.16)	1,493.54
February	0.05	(205.14)	1,288.45
March	0.05	(548.45)	740.05
April			740.05
May			740.05
June			740.05
July			740.05
August			740.05
September			740.05
October			740.05
November			740.05
December			740.05
Returned checks	0.00		
Ending Balance	<u>3,960.80</u>	<u>(3,220.75)</u>	<u>740.05</u>

2025 Reconciliation
Source: Checkbook and Receipts

Check #	Check Date	Check Amt	Description	Vendor/Payee
Online	01/02/25	45.61	Security lights	City of Tallahassee
1224	01/15/25	0.00	VOID	VOID
1225	01/15/25	2,047.89	Three loads base	Crowder
1226	01/25/25	117.70	Parts	O'Reilly
1227	01/30/25	198.50	2024 - 36.00, 2025 - 162.50	Mike Buckley
1228	01/30/25	57.46	Fuel, maintenance, parts	Mike Buckley
1229	02/01/25	159.13	Liens, meeting room rent	George Hall
Online	02/03/25	46.01	Security Lights	City of Tallahassee
Online	03/04/25	46.01	Security Lights	City of Tallahassee
1230	03/11/25	109.87	Stamps, envelopes	George Hall
1231	03/11/25	150.00	Grade roads 130.00, gas 20.00	Mike Buckley
1233	03/17/25	197.72	County grading	LCBCC
Online	03/31/25	44.85	Security Lights	City of Tallahassee

3,220.75 Total Expenditures

2,769.27 Road maintenance
451.48 Administrative

3,220.75

195.16 Tractor fuel, parts, maintenance
328.50 Tractor drivers-grading, mowing, etc
2,047.89 Road fill
197.72 County grading

2,769.27

NEIGHBORHOOD PUBLIC AWARENESS PROGRAM



**LEON COUNTY
GOVERNMENT**
People Focused. Performance Driven.



Help Leon County make your neighborhood a better place to live!

The Development Support and Environmental Management staff would like to come to your association meeting to talk about the Leon County Codes that make a difference in your neighborhood. Through public education and awareness, we can work together to make your neighborhood shine! We will discuss the JUNK, BUILDING, ZONING, ENVIRONMENTAL and MOWING issues that you feel most pertain to you and your neighbors.

If you are interested in having a County staff member speak at your meeting, please complete this form and return to the following address:

Leon County Department of Development Support
and Environmental Management
Neighborhood Public Awareness Program
435 N. Macomb Street, 2nd Floor
Tallahassee, Florida 32301



Wilkinson Woods HOA
ASSOCIATION NAME AND LOCATION OF MEETING PLACE

Woodville Branch Library
8000 Old Woodville Rd
TLC, FL 32305

George Hall
ASSOCIATION PRESIDENT (CONTACT PERSON)

(850) 879-1343
DAYTIME PHONE NUMBER

May 21, 2025 @ 6:30 PM
DATE OF MEETING IN WHICH STAFF IS INVITED

Check the topics you would like County staff to discuss:

☒ JUNK ☒ BUILDING ☒ ZONING ☒ ENVIRONMENTAL ☒ MOWING

If you have any questions, please contact the Code Compliance Program at 606-1300 or via email CodeCompliance@LeonCountyFL.gov. Also, you can request a County speaker on a variety of other topics by visiting www.LeonCountyFL.gov/NeighborhoodServices.

WE WILL ANSWER THESE QUESTIONS AND MORE:

- ✓ What is considered junk? What is considered a junk vehicle?
- ✓ When does somebody need to get a building permit?
- ✓ Can somebody live in a travel trailer?
- ✓ What can be done about unsafe buildings?
- ✓ What businesses are considered home occupations?
- ✓ How many dwellings are allowed on one parcel?
- ✓ Do I need a permit to cut a tree down on my property?
- ✓ What can be done about these issues?

WE LOOK FORWARD TO HEARING FROM YOU, AND WE THANK YOU FOR ANOTHER OPPORTUNITY TO SERVE YOU!