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

BOARD MEMBER MEETING MINUTES September 14, 2026

Key Review

This HOA meeting covered approval of the minutes, a detailed discussion of pets and truck parking, financial and insurance updates, and progress on an easement project. Members discussed neighborhood maintenance, debated the legal aspects of enforcement, and planned to improve communication. Future actions include updating bylaws to require tenant notification and prevent short-term rentals, as well as organizing community-led maintenance efforts.

Call to Order: President George Hall called the meeting to order at 6:50 PM and emphasized the importance of maintaining decorum throughout the proceedings.

Attendance: A quorum was present. The attached Board Member sign-in sheet documents attendance. The secretary was absent, so the president recorded the meeting and took notes.

Approval of Minutes: The minutes from the last board meeting were posted online. - A motion was made and seconded (by Tammy Klotz) to accept the minutes as posted online. No objections were raised, and the meeting minutes were marked as filed.

Discussion Items:

Officer Positions

The Vice President position is open or unclear; Beverly was nominated at the annual meeting but not confirmed.

As per our Bylaws, the Board selects the HOA's officers; the Board consists of 11 members: 7 board members and 4 officers.

Potential search for a new treasurer soon. Lori has been our treasurer and stepped down. Volunteers encouraged, especially with financial experience. In the meantime, the president will secure the documents, ledgers, and pay the bills until the board finds a new Treasurer.

Officer Certification

Board members are required to obtain and file HOA certification; three members have completed this.

Under Florida Statutes Section 720.3033, newly elected or appointed HOA board members must complete a 4-hour certification course through a state-approved education provider within 90 days of taking office.

Members must also certify in writing that they have read the governing documents and will uphold their fiduciary duties.

Board Member Certification @ https://onlinecamcourse.com/board-members for $49, reimbursed by the HOA

A free certification link will be included in the meeting minutes for others to complete.

https://firstserviceresidentialcourses.learnworlds.com/course/florida-4-hour-board-certification-course

The certification is valid for **four years**. Directors must complete the course again every four years if they serve continuously.

Officer Reports

Treasurer's Report:

The treasurer reported on current finances, noting the largest expense was insurance, reduced to $1,400 after negotiation.

- Coverage includes $2 million general aggregate and protections for officers against errors and omissions.

• Other significant expenses included road grading, tractor service, street lighting, and mailing notices.

- The HOA remains in the black and expects additional income from property sales.

There were no other reports

Easement Project Program Progress

• The HOA received approval for a front section easement project. Notices will be sent to nine original signatories.

- A date will be set for signing deed transfers at the library, with a $27 fee per transfer.

• Concerns about absentee owners and property tax implications were discussed.

- The project is likely to move forward before any tax changes are enacted.



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Matters about the Road

Recent county road grading has improved conditions, but some boggy spots need clean fill or sandy clay.

- Discussion about sourcing affordable fill dirt and strategies to minimize transportation costs.

• Maintenance strategies were shared, including prioritizing areas with the most traffic and avoiding costly materials that have not worked in the past.

- Three loads of fill dirt will be ordered for specific problem spots.

Neighborhood Limb Removal and Maintenance

Two volunteers offered to trim tree limbs along the road using a pole saw, with the HOA covering equipment rental costs.

- Specific problem trees and areas were identified, including Jackson's and Beverly's properties.

• Past professional limb removal cost $1,100; current plan is to do it in-house to save money.

- Members discussed coordinating the work and ensuring it stays within safety and property boundaries.

Mowing and Road Grading Responsibilities

Residents with lawnmowers are encouraged to mow their own easements to reduce the workload and fuel costs for the HOA tractor.

- The tractor typically takes 3.5-4 hours to mow the entire neighborhood, including both sides of the road.

• The cost of diesel has increased, prompting efforts to reduce the frequency of full neighborhood mowing.

- Vacant lots and areas without resident mowers will still be handled by the HOA.



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Communication and Community Engagement

The HOA website is available for posting local business cards, handyman services, and resident articles.

- Members were encouraged to submit business cards or write articles to be posted online.

• Debate over the usefulness of the current Facebook page due to perceived censorship; suggestion to start an official HOA page.

- No final decision was made on who would manage a new page.

✦ Financial management focuses on insurance, road maintenance, and keeping the HOA in good standing.

✦ Community communication is being enhanced via the HOA website and potential new social media channels.

Bylaws, Covenants, and Neighborhood Maintenance

Final discussions covered updating bylaws to address tenant and Airbnb notification, limb removal projects, and community mowing. Plans for efficient maintenance and future meetings were set.

Covenant Updates: Tenants and Short-Term Rentals

• Board Members agreed that the HOA should be notified when properties are rented and should know who is living on the property.

- Plans to codify notification requirements into the covenants will be discussed at the next meeting.

• Concerns were raised about potential Airbnb operations; members want to prevent unmonitored short-term rentals.

- Mailings are being sent to property owners of record and they are responsible for updating their property records to reflect a good mailing address. Tenants are not responsible for assessments unless specified in a lease agreement and a copy should be in possession of the HoA.



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New Business

The Vice President position is open for nomination.

The board is looking for a finance officer.

If anyone is interested in these two positions, please attend the next Board meeting. Date and time listed below

Discussion of Escaped Pets and Storm Impact

• A resident shared an incident where a storm caused a dog to escape and end up in their house.

- The dog was frightened by thunder, hid in the house, and was eventually carried out after much effort.

• Neighbors recounted past cases of the same dog escaping during storms, seeking shelter in various homes.

- One neighbor noted the dog had previously hidden under beds or in yards and wasn't always allowed inside.

• Discussion about how to return the dog to its owner and the challenges due to unclear property ownership.

✦ Pets escaping during storms is a recurring problem; clear identification and owner contact are needed.

Road Safety and Truck Parking Issues

Extensive discussion focused on the safety issues related to semi-trucks parking in residential areas, their impact on visibility, noise disturbances, and property damage. Residents debated possible solutions and legal constraints.

Visibility and Traffic Hazards from Parked Semis

• Residents described dangerous situations caused by semi-trucks parked near corners, blocking sight lines for drivers.

- One member recounted being unable to see around a corner while towing a boat due to a parked semi.

• It was noted that some families park their trucks on their own property, while others park on easements or in the road.

- A truck was seen moved from the yard to the road, escalating the issue.

Noise Complaints and All-Hours Activity

• Frequent complaints about noise from trucks running engines late at night or early morning, disturbing residents' sleep.

- One neighbor described being woken up by a roaring engine at 3:00 a.m.

• Attempts were made to speak directly to truck owners to request they stop running engines overnight.

- Some owners were receptive and moved trucks further away, while others persisted.

Legal and Practical Limits on Enforcement

• Discussion on legal risks of direct confrontation and potential for harassment claims if HOA officers approach residents.

- The group considered sending formal letters with a 14-day compliance window but worried about legal consequences.

• Review of county ordinances and Florida statutes regarding vehicle parking for home-based businesses.

- Only one business vehicle is allowed to be parked at a residence, and it must not generate more traffic than typical for a neighborhood.

Potential Solutions and Ongoing Challenges

• Ideas included requiring vehicles to park only on their own property, creating designated parking at the end of the road, and ensuring no blockage of access for others.

- Residents debated the logistics of maneuvering large trucks into available grassy lots without causing more damage.

• The lack of clear HOA bylaws prohibiting commercial vehicles makes enforcement difficult.

- Some proposed updating covenants to clarify rules about commercial trucks, tenants, and short-term rentals.

✦ Parking and running semi-trucks in residential areas creates safety and noise problems.

✦ Enforcement must balance legal risk, resident cooperation, and updating bylaws as needed.

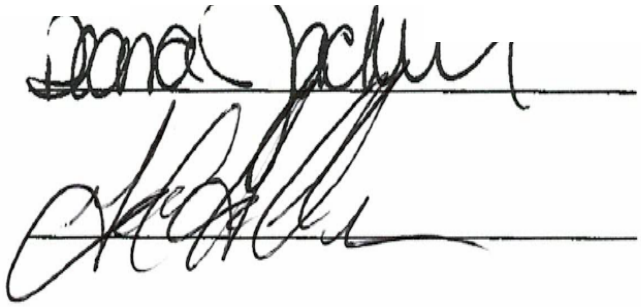
Old Business

No Old business was brought up for discussion other than what was discussed above.

Scheduling Next Board Meeting

The next Board Meeting was proposed for Monday, January 11th, 2027, at 6:45 pm, seconded and approved unanimously by the board

President Hall concluded the meeting at 7:30 PM. The motion to adjourn was seconded, approved, and the meeting was officially adjourned.



Deana Jackson
Secretary

George Hall
President

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BOARD MEMBER SIGN IN

DATE: 14 September 2026

PRINTED NAME	POSITION ON BOARD	EMAIL/CONTACT INFORMATION	SIGNATURE
George Hall	President	georgehall@earthlink.net	
Lori Andrews	Treasurer	lori.andrews@gmail	Lori Andrews
Ricardo Lopez		Nojadurdmora422@gmail.com	
Kirby Brown		6pugsformc@gmail.com	
Dana Fields	Member		Dana Fields
Tina Mazanek	member	tmazanek@aol.com	
Tammy Klotz	member	Tamyklotz1970@gmail	
Mika Bradley	member	bradleym7713@gm	
	member		

VERIFIED BY:

SECRETARY SIGNTAURE:_____

PRESIDENT SIGNTURE:_____

Banking Summary - Last month

8/1/2026 through 8/31/2026

Category	8/1/2026-8/31/2026
INCOME	
Interest Inc	0.25
TOTAL INCOME	**0.25**
EXPENSES	
Bills & Utilities	
Utilities	47.93
TOTAL Bills & Utilities	47.93
Road Grading	
HoA	152.00
Leon County	296.58
TOTAL Road Grading	448.58
TOTAL EXPENSES	**496.51**
OVERALL TOTAL	**-496.26**

Spending by Category - Year to Date

1/1/2026 through 9/11/2026



	Insurance (Business)	$1,438.24	28.87%
	Road Grading:Leon County	$1,168.74	23.46%
	Road Grading:HoA	$869.00	17.44%
	Tractor:Service & Parts	$437.29	8.78%
	Bills & Utilities:Utilities	$333.32	6.69%
	Postage and Delivery (Business)	$274.00	5.50%
	Fees & Charges:Lien Fees	$135.00	2.71%
	Taxes (Business):Licenses (Busi...	$110.25	2.21%
	Tractor:Gas & Fuel	$92.00	1.85%
	HOA:Admin Supplies:Meeting R...	$75.26	1.51%

Spending by Category - Year to Date

1/1/2026 through 9/11/2026

Category	1/1/2026-9/11/2026
Bills & Utilities	**333.32**
Utilities	333.32
Fees & Charges	**135.00**
Lien Fees	135.00
HOA	**75.26**
Admin Supplies	**75.26**
Meeting Rental	75.26
Insurance (Business)	1,438.24
Misc. Expense (Business)	49.00
Postage and Delivery (Business)	274.00
Road Grading	**2,037.74**
HoA	869.00
Leon County	1,168.74
Taxes (Business)	**110.25**
Licenses (Business)	110.25
Tractor	**529.29**
Gas & Fuel	92.00
Service & Parts	437.29
OVERALL TOTAL	**4,982.10**

CENTENNIAL BANK
Member FDIC
P.O. Box 966
Conway, AR 72033
888-372-9788
www.my100bank.com

RETURN SERVICE REQUESTED

WILKINSON WOODS HOME OWNERS ASSOC
PO BOX 884
WOODVILLE FL 32362

Last statement: July 31, 2026
This statement: August 31, 2026
Total days in statement period: 31

XXXXXX7501
(2)

Direct inquiries to:
Customer Service, 888-372-9788

Association NOW

Account number	XXXXXX7501	Beginning balance	$6,316.38
Enclosures	2	Total additions	.25
Interest paid year to date	$1.76	Total subtractions	496.51
		Ending balance	$5,820.12

CHECKS

Number	Date	Amount	Number	Date	Amount
1268	08-05	152.00	1269	08-13	296.58

DEBITS

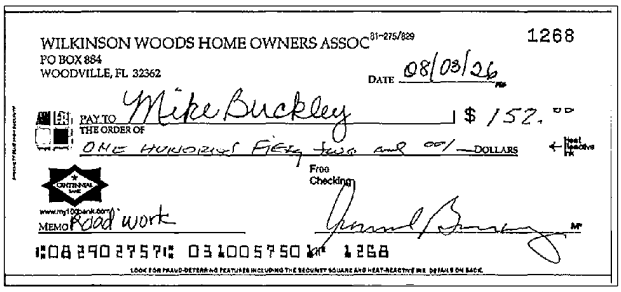
Date	Description	Subtractions
08-05	' ACH Withdrawal CITY OF TALL-UTL BILLPAY 260805	47.93

CREDITS

Date	Description	Additions
08-31	' Interest Credit	0.25

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	6,316.38	08-13	5,819.87		
08-05	6,116.45	08-31	5,820.12		


WILKINSON WOODS HOME OWNERS ASSOC 31-275/829
PO BOX 884
WOODVILLE, FL 32362

1268

DATE 08/03/26

PAY TO THE ORDER OF Mike Buckley $ 152.00

One Hundred Fifty two and 00/ DOLLARS

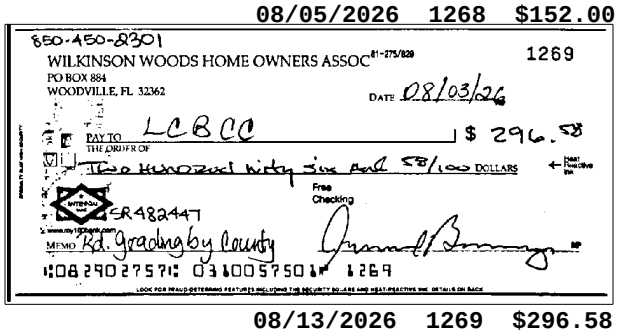
Free Checking

MEMO Road work

⑈08290275⑆ 031005750⑈ 1268

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

08/05/2026 1268 $152.00


850-450-8301

WILKINSON WOODS HOME OWNERS ASSOC 31-275/829
PO BOX 884
WOODVILLE, FL 32362

1269

DATE 08/03/26

PAY TO THE ORDER OF LCBCC $ 296.58

Two Hundred Ninety six And 58/100 DOLLARS

Free Checking

SR482447

MEMO Rd. Grading by County

⑈08290275⑆ 031005750⑈ 1269

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

08/13/2026 1269 $296.58

ABOUT YOUR ELECTRONIC TRANSFERS:

WRITE US AT P.O. Box 966, Conway AR, 72033 or call 888-372-9788 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

(1) Tell us your name and account number (if any).
(2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
(3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company you can call us at 888-372-9788 to find out whether that deposit has been made.

MONTH _____ **20** _____

BALANCE AS OF THIS STATEMENT $ _____

PLUS DEPOSITS NOT CREDITED ON THIS STATEMENT (+) $ _____

_____

_____

_____

TOTAL (=) $ _____

LESS TOTAL OF OUTSTANDING CHECKS (-) $ _____

BALANCE (=) $ _____

THIS SHOULD AGREE WITH YOUR CHECKBOOK BALANCE AFTER ENTERING IN YOUR CHECKBOOK ALL CHARGES, DEDUCTIONS AND INTEREST CREDITED SHOWN ON THIS STATEMENT.

STATEMENT RECONCILIATION

USE THIS FORM
TO BALANCE YOUR CHECKBOOK
WITH YOUR STATEMENT

OUTSTANDING CHECKS

NO.	$	

OUTSTANDING CHECKS

NO.	$	
TOTAL	$	

IF YOUR ACCOUNT DOES NOT BALANCE, PLEASE CHECK THE FOLLOWING CAREFULLY:

- ❑ HAVE YOU ENTERED THE AMOUNT OF EACH CHECK IN YOUR CHECKBOOK CORRECTLY?
- ❑ ARE ALL DEPOSIT AMOUNTS, INCLUDING INTEREST, ENTERED IN YOUR CHECKBOOK THE SAME AS SHOWN ON THIS STATEMENT?
- ❑ HAVE ALL CHARGES BEEN DEDUCTED FROM YOUR CHECKBOOK?
- ❑ HAVE YOU DOUBLE-CHECKED THE ADDITIONS AND SUBTRACTIONS IN YOUR CHECKBOOK?
- ❑ HAVE YOU BROUGHT THE CORRECT BALANCE FORWARD FROM ONE CHECKBOOK PAGE TO ANOTHER?
- ❑ HAVE ALL CHECKS WRITTEN AND OTHER WITHDRAWALS BEEN DEDUCTED FROM YOUR CHECKBOOK?

PLEASE ADVISE OF ANY CHANGES OF ADDRESS OR STATEMENT IRREGULARITY WITHIN 10 DAYS.