

The Park at Wolf Branch Oaks Inc.

August 17th, 2015 Board of Directors Meeting

Minutes

President Pierce called the meeting to order at 6:30 PM.

A quorum was established with the following board members present: Myrtle Webb, Kevin Rees, Bob Dowdie and Joe Routt.

It was noted that the meeting notice had been posted properly and in a timely manner.

Minutes from the July 20th, 2015 Board meeting were approved by unanimous vote.

Treasurer Report

- Mr. Dowdie updated the board members on foreclosures, property going into foreclosure, bankruptcy and late payment of HOA dues within the neighborhood.

ARC Committee

- Mrs. Webb informed the board that Mr. Sanfilippo will be performing his inspection on August 26th, 2015.
- Mrs. Webb informed the board that the committee is moving forward on various violation letters.

Landscape Committee:

- Mrs. Webb reported that the repair cost for the gazebo caused by the fallen trees was \$75.00

Social Committee:

- Mrs. Webb reported that the Social Committee will have a "Calendar of Events" in the September newsletter.

Water Committee:

- Mr. Rees informed the Board that he is still working with the vendor to get a new start date.
- Mr. Rees informed the Board that the generator is scheduled for routine maintenance on August 20th.

- Mr. Rees reminded the board of two additional valves that were located during the last inspection and the need to address repairs associated with them. With an approved motion the board voted unanimous to fund the repairs.

New Business:

- None

Old Business:

- Mr. Pierce updated the board on the Davis Easement situation. In bringing the board up to date, he informed the board of a tentative settlement reached with the opposing party (The Davis group) in outlining the agreement coupled with our attorney recommendations. The board by 4 to 1 vote approved the measure. Those in favor were Mr. Pierce, Mr. Rees, Mr. Routt, Mr. Dowdie the opposing vote was Mrs. Webb.
- Entrance lighting update by Mr. Routt currently on-going, working on securing parts and quotes.
- Mr. Rees updated the board on the storm cleaning situation, we only have one drain left to address and the next time utility tech is on-site they will handle it.

Closing Procedures:

The next Board meeting is actually the annual meeting, scheduled September 17th, 2015 at 7:00 PM. At the Real Life Christian Church located at 31205 Round Lake Rd. Mount Dora 32757.

Mr. Pierce made a motion to adjourn, Mrs. Webb seconded the motion. Motion was approved and the meeting was adjourned at 8:00 P.M.