



**AUTUMN WOODS HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
JANUARY 8, 2019 (Revised)**

**Call to Order** – The meeting was called to order at 6:31 PM. by Frank Miller, President.

**Roll Call** – Frank Miller, Steve Paley, Arleen Love, Linda Laguna, Hal Ziecheck, James Callan, Heidi Pukas, Stu Kaminsky and Bill Omanoff. Nancy Lucas, LCAM was all so present from Management and Associates.

**Proof of Notice** – Proof of Notice of the meeting was presented by Nancy Lucas, LCAM.

**Reading and Disposal of Any Unapproved Minutes:** Hal Ziecheck made a motion, seconded by Stu Kaminsky to approve the minutes from the Annual Members Meeting/Budget Meeting and the Organization Meeting held on November 13, 2018 as written. All in favor. Motion passed unanimously.

**Presidents Report:** Frank Miller thanked all the Board member for attending his party. Frank would like to appoint Bill Omanoff as Treasurer, and Heidi Pukas as Architectural Committee Chairperson. Frank will not be running for president next year. He would like to recommend that Heidi Pukas take the president position next year. He would also like for the past president to attend the first three months of meeting to help with the transition. The 2019 directory should be out by the end of February 2019. 2019 Goals would be to fulfill the obligations to the HOA as stated in the Presidents newsletter.

**Vice President:** Steve Paley reported on the lakes. The health of the lakes are pretty good. He will have Ryan speak at an upcoming BOD meeting. The association does not control the level of the lakes. Steve also mentioned that the \$20,000.00 spent last year for hurricane damage was not covered by insurance. Steve Paley is working with the lake contractor to relocate the lake pumps from Frank Millers house to common area.

**Treasurers Report:** Steve Paley gave the financial report. In the future Bill Omanoff will be doing the financial report.

Jim Callan made a motion, seconded by Hal Ziecheck to waive the outstanding fees for Lot 141 in the amount of \$78.67. All in favor. Motion passed unanimously.

**Manager's Report:** Nancy Lucas read the manager's report.

**Committees:**

**Compliance:** Jim Callan gave his report of violations. Compliance is getting better. Jim asked that violation report be sent to all committee members in the future. Several properties that are in the hands of the attorney were discussed.

**Finance:** Covered under the Vice Presidents report.  
Legal fees has \$17,000.00 in the account.

Community Relations: Linda Laguna and Cindy Miller will be welcoming new residents. Nancy Lucas brought them more copies of the documents of the association.

Maintenance: Hal Ziecheck discussed the tree program. 16 trees in the park will be removed, 3 trees on Meadow View will be removed and 8 on Glenside will be removed. All the trees that are going to be removed are either dead or diseased and causing a dangerous situation in the park and other areas. Removal of the trees will be around \$18,000.00. A letter to all owners will go out explaining the tree program and why they are being removed.

Stu Kaminsky made a motion, seconded by Heidi Pukas to move forward with removing the trees at the cost of \$18,000.00. All in favor. Motion passed unanimously.

Linda Laguna made a motion, seconded by Hal Ziecheck to replace 2 doggie stations at the park. Hal Ziecheck will purchase the doggie stations and submit receipts for reimbursement. All in favor. Motion passed unanimously.

Hal recommended that the association hire a decorating company to do the Christmas light in the future.

Website: Portal is up and running properly. The ARC applications is now on the portal.

ARC: Heidi Pukas is the new chairperson and she would like some help from the Management and Associates to understand it better. Nancy will ask Tara and or Alex to reach out to Heidi.

**New Business:**

a. Poop Stations: Covered under maintenance committee.

b. Paint the Pump House: Stu Kaminsky made a motion, seconded by Heidi Pukas to approve painting the pump house the same color up to \$500.00. All in favor. Motion passed unanimously.

c. Landscape Lighting: Completed.

d. Water Encroachment: Flooding at the end of Meadow View due to several events. Swamp like conditions on Glenside Pond. Can not control the level of the pond. Will be discussed further. Letter will go out to owner.

e. Security at the Park: Need to research a company for quotes.

There are two DVRs that work on memory cards. Only one camera was working. Bill Omanoff reformatted the memory card and states that it does not have enough memory.

f. Park Electrical Repair: Move to next meeting.

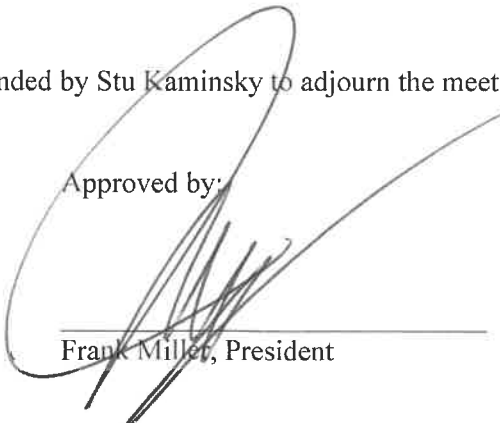
g. Side Street Parking: Move to next meeting.

**Adjournment** – Hal Ziecheck made a motion, seconded by Stu Kaminsky to adjourn the meeting at 9:15 PM. All in favor. Motion passed unanimously.

Submitted by:

  
Nancy Lucas, LCAM

Approved by:

  
Frank Miller, President

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## 2019 Presidents Update

Dear Neighbors,

I would like to wish each homeowner and your family a happy new year and welcome all new residents to the Autumn Woods community.

Thank you to all the residents who supported and attended our annual budget meeting in November 2018. The board was excited to have the opportunity to answer your questions regarding the 2019 budget. At the meeting, it was discussed how difficult it was for the board to make decisions to sustain, protect and improve the community which resulted in an annual assessment increase. Your thoughts, concerns and comments will continue to assist the board to make Autumn Woods a better community in which we are all proud to live.

All homeowners should have received your annual dues notice in the mail. To continue to allow us the opportunity to provide the services you have come to expect please forward your annual assessment in full or for your convenience utilize the coupon book.

Your 2019 board of directors:

- Jim Callan
- Stu Kaminski
- Arleen Love
- Linda Laguna
- Frank Miller
- Bill Omanoff
- Steve Paley
- Heidi Pukas
- Hal Zicheck

The board is pleased to have Bill Omanoff elected and serve as a board member in 2019. Bill's business experience will bring new ideas for improvement to the community.

After serving some years as our ARC Committee Chairperson Stu Kaminski will remain on the board however Stu will relinquish his ARC Chairperson responsibilities. Thank you, Stu.

Heidi Pukas has accepted the appointment of ARC Committee Chairperson in 2019. Thank you, Heidi. Please submit your ARC applications to Management and Associates online or through mail.

We are pleased to continue our business relationship with Management and Associates and our property manager Nancy Lucas. Thank you, Nancy.

A special thank you to those homeowners currently serving on a committee.

Although the board accomplished much over the past year, we look forward to serving the community in the new year. Thank you for allowing us the opportunity to serve you.

### **2019 GOALS**

#### **Tennis and Basketball Courts**

- Explore bids for the resurface of the tennis and basketball court.
- Explore bids to replace damaged fencing at the tennis courts.
- Replace damaged and vandalized tennis court lock system.
- Improve and repair park electrical and lighting.
- Begin the process to remove and replace the parking lot black top surface.
- Explore lake drainage and common property lake land erosion.
- Remove storm and/or insect damaged trees and replace with new tree species.
- Tree and landscape thinning process of landscape growth on common properties.
- Provide for electrical repairs at the park.

#### **General**

- Implement community document review and consult with our attorneys when needed.
- Repair and improve lighting at the front and west entries.
- Review, improve and update Autumn Woods Homeowner website.
- Update and distribute the 2019 community directory.
- Continue monthly compliance reviews. Remind homeowners with action requests and thank you letters when action request is completed. Take legal action for residents who ignore compliance reminders.
- Review and approve 2020 general liability insurance policy to protect the community against excessive costs in the event of storms or other losses.
- Review and approve 2020 directors and officer's general liability insurance.

- Complete chattel shipping resolution.
- Explore gating the Autumn Woods community.
- Explore vehicle overnight street parking options.
- Prepare the 2020 budget.
- Explore the return of the Annual Autumn Woods Homeowners Holiday Party.
- Establish “neighbors helping neighbors” program after storms occur.
- Insure trash pickup.
- Provide for community street lighting.
- Oversight of landscape and maintenance.
- Oversight of lake health and maintenance.

### **Security**

- Assign sheriff security patrols to control vandalism, nuisance behavior and resident safety.
- Address non-residence and uninvited use of park facilities.
- Explore resident community identification cards and parking decals.
- Monitor and control speeding with the assistance of the sheriff.
- Review security cameras and films at the park on a regular basis and supply video to the sheriffs’ office as requested.
- Establish a community watch program with the guidance of the sheriff office.

**I encourage all homeowners to volunteer as a member of a committee and attend the monthly meetings on the second Tuesday of the month. As in the past, notice of meeting locations will continue to be posted prior to all meeting on the information boards at the park and entry as well as the website.**

Sincerely,

Frank Miller

HOA President