

WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

July 14, 2025

Board Members present: Larry Brancato- Treasurer, Holly Berry-President, Jan Harlan-Vice President, Mari- Lynn Osburn- Secretary, Greg White, Jill Davidson, Mary Cay Tasich, Paul Grinter and Wilbur Tate.

Called to Order 6:58

Pledge of Allegiance

Quorum Established

Minutes of the June 9, 2025 meeting have been read by all. Mari-Lynn Osburn made a motion to accept the minutes as read. Jan Harlan second the motion. All present were in favor.

Nothing on Compliance calendar.

Financial Report was given by Larry Brancato-

\$ 8000 in checking

\$ 39,000 in CDs

\$304,500 in Money Market account

Larry is monitoring payroll and maintenance budget to make sure we are staying in the budget. We did receive \$4200 from the insurance claim for sign damage at entrance two, which goes to maintenance.

Maintenance Report given by Greg White- Nothing new to report. Maintenance is just in their usual summer cycle of grass cutting, limb cutting and beach clean up.

Security Committee Report given by Holly Berry- Holly read the email from David Smith stating:

“On three separate occasions, individuals fishing from the dam were asked to leave. All complied politely, with the exception of one person who refused to engage in conversation. The New Kent County Sheriff’s Office non-emergency number was contacted, and a deputy responded to the scene. The individual was asked to leave, and the incident was

documented. The county now has a record of this person, and if they return, a trespass summons will be issued.

Another e-mail was sent to the Sheriff's Office requesting to meet with Woodhaven to discuss security issues."

Greg White pointed out that while we have been working on securing the common areas from non-members we really need to address those who live on the lake and continue to use the lake and docks when they have not paid their dues. It was decided that we will discuss our options when we meet with the Sherriff's office.

Also Laurel Heath is working on the badges for security.

Dam & Lake Report was given by Holly Berry- Holly read an email from David Smith stating:

"All crayfish burrows have been filled.

Letters were sent to the Virginia Department of Transportation (VDOT), with a copy provided to the Department of Environmental Quality regarding the I-64 widening project and New Kent County's Environmental Department, regarding the development at the Beech Creek Subdivision. The correspondence addressed concerns about sediment and turbid water entering Kent Lake from both of these projects."

Holly also spoke with County Commissioner, Ron Stiers. As reported before Ron says the county is working on a way to help or fund the Dam. He cannot provide details and we are not comfortable doing nothing and seeming negligent. We still want details on how to set up a tax district for this. Ron asked that we give him two weeks to get us more details.

Rules and Regulations Committee report was given by Larry Brancato- The committee has met a couple of times. More is needed and he estimates maybe six more weeks.

Social Recreation Committee report given by Sharon Moskalski- Ice Cream Socials have begun on Wednesdays. The most recent had 20 kids which is a great start. Sharon has found it difficult to keep the ice cream cold enough in a cooler. We said it was fine to use the freezers in the pavilion kitchen. Jan will let the beach attendants know Sharon is authorized and how they can help facilitate this.

There is no Firewise report.

Neighborhood Involvement Committee report given by Paul Grinter- The small “kiddie” doc at the beach was completed at a cost of approximately \$250. The project was approved at the last meeting. He also put up various approved signs at the dock and dam and improved the message boards at entrance 1 and 3.

They have not been able to repair the icemaker in the beach pavilion. It would probably be more cost effective to put the money into a new icemaker.

Jan Harlan made a motion to approve up to \$800 for a new ice maker. Motion second by Larry Brancato. One abstention; All others present were in favor. Approved.

There were no public comments.

At 7:45 the regular meeting was paused and the public dismissed, so The Board could go into Executive Session.

At 8:10 Wilbur Tate made a motion to go back into regular session. Mary Cay Tasich seconded the motion.

No motions to report from the Executive Session.

Meeting adjourned at 8:13

