

WOODHAVEN PROPERTY OWNER'S ASSOCIATION BOARD MEETING

October 13, 2025

Board Members present: Holly Berry-President, Jan Harlan-Vice President (via phone), Larry Brancato- Treasurer, Mari- Lynn Osburn- Secretary, Jill Davidson, Mary Cay Tasich, Paul Grinter and Wilbur Collins.

Called to Order 7:00 p.m.

Pledge of Allegiance

Quorum Established

Minutes of the September meeting have been read by the board. Holly Berry made a motion to approve the minutes as presented, Jill Davidson second the motion. Approved by all.

Compliance-

It is time to draft next year's budget. Larry Brancato will inform the committee and set a date to meet.

It is time to roll over our Premis Bank CD. At this time would be 3.12% for 12 months. Office will get that done.

Financial Report given by Mary Cay Tasich-

\$261,000 spent to date

\$237,000 collected

\$271,000 collected (including past years)

26 homes have had liens put on them totaling \$83,000 over due.

Maintenance Report given by Wilbur Tate (in Greg White's absence)-

The laptop computer approved last month has been purchased. Beaver's have returned. Tires are needed for the truck and trailer. This is under the maintenance budget and does not need approval. Wilbur is just keeping the Board informed. Normal mowing and limb trimming continues. Wilbur also asked if we will be having a Holiday Boat Parade this year

so they can decide when to winterize the beach pavilion. It was discussed, and we will decide by the next board meeting.

Dam Report - provided by David Smith and read by Holly Berry

We usually have a yearly drill for emergency practices for the dam, but as we had an actual event of over 6 inches or more flowing over the spillway in April we do not need a drill. Also we will be lowering the lake in January 2026 for repairs and maintenance on docks. (full report on file with Minutes in office)

Security and Safety Committee Report- Read by Holly Berry in David Smith's absence

Full report is on file with Minutes in the office but the previous discussions of becoming a golf cart community or starting a neighborhood watch were debated and general opinion was that this is not needed at this time. It may well need to be looked at again when the new developments begin nearby. A motion was Made by Mari-Lynn Osburn and second by Wilbur Collins not to pursue the Watch or golf cart community at this time. All were in favor.

It had been discussed in the past to change this committee's name to the Neighbor Watch Committee, as security alludes to more authority than the group has. Some felt neighborhood watch is misleading if we do not have an actual watch. Jill Davidson made a motion we rename the committee the "Safety and Compliance Committee"; Holly Berry second the motion. All were in favor.

Rules and Regulations Committee report given by Larry Brancato-

The committee has concluded it's work on suggested changes or clarifications. Larry is typing up the new document for the Board's review. We will receive it by email soon. But we still need to decide if we are going to change the Woodhaven Recreation Association (WRA) fee from \$25 to \$40. Paul Grinter made a motion that we raise the WRA/Amenities fee to \$40. Holly Berry second it. Six votes for- 2 votes against. Passed.

Recreation and Events Committee report given by Sharon Moskalski-

We have 2 more weeks of Bingo at the beach to go. Everyone seems to enjoy it. On October 18th Amanda is heading Trunk or Treat at Pena Park and on October 25th we will have a Pet Parade on the office grounds.

No Firewise report given

TICKLER FILE:

Wes Wilkes has priced signage for towing away unauthorized vehicles from common areas and the dam. It will run \$500-\$600. As decided last meeting Sid's towing will provide the service. A motion to approve buying and installing the signs was made by Jill Davidson and second by Holly Berry. Approved by all.

Hawkins Field- We have talked with them and there will be no night time mowing or maintenance. Previous plans they had to put up lighting are not moving forward due to finances. We have asked them to discuss it with us if it comes up again.

We will need to get word out to all members about the possibility of the Ad Valorem Tax District to pay for the dam project. Discussed posting information and maybe going door to door.

The new Beech Springs development on Airport road contacted us asking if they could put up a sign at the corner of RT 60 and Old Roxbury. They would pay but not much. We are not interested as it would bring more traffic past our entrances.

Discussed changing beach pavilion rentals to morning and evening instead of all day. No decision. Keep on tickler.

Public comments-

Only comment is that not paying for amenities because you are older and don't use them is lame. We all want the neighborhood to look good.

Public was dismissed and Board went into Executive Session. No motions were made or votes taken.

Returned to regular session. Mari-Lynn Osburn made a motion to adjourn. Holly second the motion. All in favor. Adjourned at 8:19

