

**WOODS WALK HOMEOWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION MEETING
SEPTEMBER 16, 2019
LOCATION: FIRE STATION
9610 STRIBLING ROAD WELLINGTON, FL 33414
MINUTES**

1. Call to Order / Roll Call by Alan Adler:

The meeting was called to order at 7:03 pm by Alan Adler. The following Board members were also present: Brenda Ungerer, James Hinson and Rick Sobrino.

2. Proof of due notice of the meeting by Alan Adler:

A sign was posted in front of the community more than 48 hours before the meeting.

3. Review of previous Minutes by Alan Adler:

The reading of the Minutes from the June 12, 2019 Board meeting were waived. A motion was made by Alan Adler to approve the minutes and the motion was seconded by Brenda Ungerer. Motion passed in full.

4. Consideration for the fining committee by Brenda Ungerer:

There are 4 homes that have been in violation that we will be sending to the fining committee: A motion was made by Brenda Ungerer to send 4 homeowners to the fining committee and was seconded by Rick Sobrino. Motion passed in full.

5. Leasing Restrictions by Brenda Ungerer:

We are having issues in the community with owners not going through the proper steps when leasing their property. All the information to lease your home can be found through our management company (GRS Management). A motion was made by Brenda Ungerer that when an owner violates our leasing policy that a letter will be sent with a 14 day notice of a compliance committee meeting. The motion was seconded by Alan Adler. Motion passed in full. A motion was made by Brenda Ungerer to adopt a fine for any owner that violates our leasing policy. The motion was seconded by James Hinson. Motion passed in full. A motion was made by Brenda Ungerer to remove the co-signer off of the lease agreement, change the credit score to 700 or more and the combined monthly income of the lessee will be 3 times the monthly rent amount. Motion was seconded by Rick Sobrino. Motion passed in full.

6. Suggestions by James Hinson:

We are asking residence what projects, suggestions or visions they would like to see accomplished for Woods Walk. Contact the Board at 561-877-1462 or board@woodswalkhoa.com.

7. Front Entrance Monument Sign:

We are in the process of getting quotes to redo the monument sign coming into the community. We are looking to bring it more up to date.

8. Parking by Rick Sobrino:

There is no parking on the grass or overnight parking on the streets throughout the community. If you don't have enough room in your driveway to park all of your vehicles, you can make a request to the

Board to get permission to park at the tennis courts overnight. Towing will be enforced to repeat offenders.

9. Vegetation and Garbage by Rick Sobrino:

Tree trimmings and all other vegetation should not be put out to the curb until Tuesday night for Wednesday pick up.

Garbage needs to go out Friday night for Saturday pick up and Tuesday night for Wednesday pick up. After pick up all garbage cans need to be brought out of sight before the next day.

10. Sidewalks by Rick Sobrino:

We will be assessing the community sidewalks for areas that are lifted and areas that have cracks. If you feel you see an issue with the sidewalks please contact the Board or Palm Beach County.

11. Vehicle Break-ins by Alan Adler:

We have had numerous break-ins in vehicles. Please be alert and lock your doors.

12. Adjournment by Alan Adler:

Being no further business before the Board, a motion was made by Alan Adler to adjourn the meeting at 7:06pm and seconded by Brenda Ungerer. Motion passed in full.

13. Open Floor, Questions from Homeowners:

- Are the streets going to get paved? The board will be contacting Palm Beach County.
- Neighbors app (by Ring) is a great app to monitor crime in your area. We are also told that the sheriff department monitors this app.

1 Homeowners and 4 Board members were present at the meeting.

Respectfully submitted:
Alan Adler, Secretary