

**WOODS WALK HOMEOWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION MEETING
June 15, 2022
LOCATION: TENNIS COURTS
WOODS WALK BLVD LAKE WORTH, FL 33467**

MINUTES

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

The meeting was called to order at 6:50 pm by Alan Adler. The following Board members were also present: Brenda Ungerer, James Hinson, Rick Sobrino and Manny Diaz.

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 and a mailing was sent out to all homeowners.

3. Revising Rules and Regulations dated September 20, 2016 (Brenda)

We are revising our current Rules and Regulations to better suit our community needs:

- a. Under General page 2. We are adding a bullet point: "In case of a State of Emergency the Board has the right to temporarily change the Rules and Regulations."
- b. Under Changes to Homes / Construction / Repairs pages 2 and 3. Third bullet point. We are adding "and Landscape Equipment."
- c. Under Landscape: Swale and Residential Lots page 4. Fifth bullet point. We are adding "or street lights."
- d. Under Parking and Streets: page 6. Fourth bullet point. We are removing "golf carts."
- e. Under Parking and Streets: page 6. First bullet point. We are removing "Overnight parking on the streets is prohibited."
- f. Under Parking and Streets: page 6. Fifth bullet point. We are adding "A vehicle wrapped in graffix is also considered a commercial vehicle."
- g. Under Parking and Streets: page 7. Eighth bullet point. We are removing "6:00pm" and adding "8:00pm excluding emergencies."
- h. Under Parking and Streets: page 7. Tenth bullet point. We are removing "changing of a battery and changing of a tire" and replacing it with "minimal repairs" and adding "The Board of Directors shall be the final arbiter of whether the repairs fall within the category of minimal repairs."
- i. Under Sales and Leases: page 9. Second bullet point. We are removing "675" credit score for the tenant and reference / co-signer and replacing it with "700". I make a motion to approve these changes to the Rules and Regulations. Do I have a second?

4. Consideration for the Fining Committee by James Hinson:

There are 4 homes with a total of 7 violations that have been in violation that we will be sending to the fining committee:

Address: Cross Pine Court	violation: Remove Shutters.
Address: Cypress Wood Court	violation: Unapproved landscape removal.
Address: Cypress Wood Court	violation: Unapproved fence.
Address: Cypress Wood Court	violation: Unapproved expanded driveway pavers.
Address: Pine Mill Court	violation: Paint light in front of home.
Address: Pine Mill Court	violation: Remove shutters.
Address: Wood Pine Court	violation: Repair driveway pavers.

A motion was made by James Hinson to send 4 homeowners to the Fining Committee with a total of 7 violations and was seconded by Brenda Ungerer. Motion passed in full

5. Tree Trimming by James Hinson:

We are looking to get the community trees trimmed soon. We are in the process of getting bids.

6. Pressure Cleaning by James Hinson:

We had the community common areas pressure washed by All Star Pressure Cleaning and they look great. Please check your property to see if it needs pressure cleaning.

7. Mail Boxes by Rick Sobrino:

We feel the mailboxes are starting to look faded and worn out. We are looking to either refinish or replace.

8. Hurricane Season by Rick Sobrino:

We are in the start of hurricane season. Please make sure trees and vegetation are trimmed and pick up any loose debris in your yard.

9. Picnic Tables and Benches by Rick Sobrino:

We are looking to purchase picnic tables and benches for the area in front of the tennis courts.

10. Front Pillars and Sign Lighting by Rick Sobrino:

We are looking to update the lights in front of the community shining onto the pillars and monument signs.

11. Adjournment by Alan Adler:

Being no further business before the Board, a motion was made by Alan Adler to adjourn the meeting at 6:58 pm and seconded by Brenda Ungerer. Motion passed in full.

10 Homeowners, 5 Board members and 2 representative from GRS were present at the meeting.

Respectfully submitted:
Alan Adler, Secretary