

**WOODS WALK HOMEOWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION MEETING
FEBRUARY 18, 2021
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 6:32 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 also posted on Nextdoor.

3. Review of previous Minutes by Alan Adler:

The reading of the Minutes from our Board Meeting dated November 19, 2020 where waived. A motion was made by Alan Adler to approve the minutes and the motion was seconded by James Hinson. Motion passed in full.

4. Proposed Amendments to the Declaration of Covenants and Restrictions for Woods Walk by Brenda Ungerer:

A mailing was sent out to all homeowners requesting them to vote on the proposed Amendments to the Declaration of Covenants and Restrictions for Woods Walk. The Special meeting will be on March 2, 2021. A motion was made by Brenda Ungerer to have a vote on the Proposed Amendments to the Declaration of Covenants and Restrictions for Woods Walk and was seconded by Alan Adler. Motion passed in full.

5. Tennis and Basketball Courts by James Hinson:

The fencing was repaired around the tennis courts and an extension was added behind the basketball rim.

6. Security Cameras at the Tennis Courts by James Hinson:

The new security cameras at the tennis court are up and running.

7. Consideration for the Fining Committee by Brenda Ungerer:

There are 6 homes that have been in violation that we will be sending to the Fining Committee:

Woods Walk Blvd violation: pressure wash roof, driveway, sidewalk and swale.

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Woods Walk Blvd violation: replace damaged mailbox.

Pine Dust Court violation: trim hedges to the fence line. Repair / Replace fence.

Wood Pine Court violation: painted driveway without ARB approval.

A motion was made by Brenda Ungerer to send 6 homeowners to the Fining Committee and was seconded by Rick Sobrino. Motion passed in full.

8. Lights at Front of the Community by Brenda Ungerer:

We are working with our electrician to get our median lights and pillar lights working.

9. Insurance for proposed New Playground by Brenda Ungerer:

With the possibilities of a new Playground being installed we are working with our insurance company to increase our coverages. We are looking at approximately an additional \$600.00 per year.

10. Renting your property by Brenda Ungerer:

A home must be cleared of all violations before the rental will be approved by the Board. A motion was made by Brenda Ungerer to switch the Rules and not allow homeowners to rent out their homes until all violations are cleared and was seconded by James Hinson. Motion passed in full.

11. Adjournment by Alan Adler:

Being no further business before the Board, a motion was made by Alan Adler to adjourn the meeting at 6:37pm and seconded by Brenda Ungerer. Motion passed in full.

12. Open Floor, Questions from Homeowners:

- Can the pickle ball lines be redone on both tennis courts and be in a different color? The Board will contact the company and look into this.
- A homeowner is not happy with the chain link fence proposal to the Amendments.
- Are red fences allowed? The Board will look into this.
- Who made up the Amendments? The amendments were generated from the community.
- A homeowner is not happy with GRS Management Company.
- Pulling water from the lake. Who is grandfathered in? The Board is looking to allow homeowners to pull water from the lake for irrigation.

13. Call to Order and RE-Open the Meeting by Alan Adler:

The meeting was called to order and Re-Opened at 7:03 pm by Alan Adler. All Board members are still present.

14. Revising Amendments to the Declaration of Covenants and Restrictions for Woods Walk by Brenda Ungerer:

We would like to clarify the mailing that was sent out to all homeowners on the Proposed Amendments to the Declaration of Covenants and Restrictions for Woods Walk. The Board is NOT recommending that all Amendments pass, the Board is only suggesting them based on the community's recommendations.

15. 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.

16. RE-Open Floor, Questions from Homeowners:

- Can more speed limit signs be added in the community?
- Who is in charge of making sure all new residence know the Rules and Regulations before they move in? All new Residence need to fill out paperwork stating that they have read the Rules and Regulations.

32 Homeowners and 5 Board members were present at the meeting.

Respectfully submitted:
Alan Adler, Secretary