

**WOODS WALK HOMEOWNERS ASSOCIATION  
HOMEOWNERS ASSOCIATION MEETING  
AUGUST 14, 2020  
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 7:00 pm by Alan Adler. The following Board members were also present: Brenda Ungerer, James Hinson 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.

**3. Review of previous Minutes by Alan Adler:**

The reading of the Minutes from our Annual Members Meeting dated May 21, 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. The reading of the Minutes from our Organizational Meeting dated May 21, 2020 where 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. Revising Rules and Regulations dated Sept 20, 2016 by Brenda Ungerer:**

We are looking to revise 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. Fifth bullet point. We are adding "excluding golf carts."
- 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 weather 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".

**5. Consideration for the Fining Committee by Brenda Ungerer:**

We are sending 1 homeowner to the Fining Committee:

A home on Little Pine Lane violation: Landscaping

A motion was made by Brenda Ungerer to send 1 homeowner to the Fining Committee and the motion was seconded by Alan Adler. Motion passed in full.

**6. Violations Procedure by Brenda Ungerer:**

The following is the procedure for sending out violation letters:

- The first notice of violation will be mailed.
- The second notice is a certified letter.
- The third notice is a warning of the Fining Committee
- The fourth notice is the date and time for the meeting with the Fining Committee.

It is very important to follow up with the management company after you have resolved the violation.

We understand that if a homeowner is having a hardship or concern about the violation that they must reach out to the management company or the Board.

**7. Palm Beach County Sidewalks and Streets by James Hinson:**

Palm Beach County will be doing a drive thru to evaluate the sidewalks and streets for repairs. We were told that the streets only get repaved based on priority not based on years.

**8. Front Entrance Monument Sign by James Hinson:**

The front walls are almost completed and where at a cost of \$18,069.50. No additional money was needed from the community.

**9. Leasing and Renters by James Hinson:**

We are looking at amending our declaration to state lots cannot be owned by entities except for trust and estate planning purposes. The reason we are looking to do this is because we have many violations on properties that are being rented out and owned by commercial companies.

**10. Preserve area entering into Woods Walk by James Hinson:**

We were having a lot of issues in the front preserve with homeless people living and making a big mess. We had the entire area trimmed up so the area is visible from the streets. This seems to have helped the problem.

**11. Tree Trimming by James Hinson:**

The trees on the perimeter of the common properties will be getting trimmed soon by Timberland Trees.

**12. Tennis Courts and Security Cameras by James Hinson:**

We have estimates to repair areas of the tennis courts and the fence but we are holding off until we have cameras installed. There has been a lot of suspicious activity in the tennis courts and parking area. We don't want to go through the expense of repairing the courts or fence until we have the cameras installed.

**13. Architectural Review Board by Alan Adler:**

A motion was made by Alan Adler to add Brian Becker onto the Architectural Review Board and the motion was seconded by James Hinson. Motion passed in full.

**14. Bulletin Board at the Tennis Courts by Alan Adler:**

We will be updating the Bulletin Board at the tennis courts in the next month or so.

**15. Adjournment by Alan Adler:**

Being no further business before the Board, a motion was made by Alan Adler to adjourn the meeting at 7:07pm and seconded by Brenda Ungerer. Motion passed in full.

**16. Open Floor to Spere Security representative by Jennifer Ramb:**

A presentation was made by Jennifer on security for Woods Walk.

**17. Open Floor, Questions from Homeowners:**

- A neighbor asked how to get a current copy of the budget. A request can be made through our GRS representative Ayana Williams at [awilliams@grsmgt.com](mailto:awilliams@grsmgt.com) or 561-641-2554. Although we are being told that since covid requests for material are taking a lot longer.
- It was mentioned that some 1 ton vehicles are parking in the community but only ¾ ton or below are allowed. We are looking to change this to allow 1 ton vehicles.
- How often does the management company drive thru the community? It is once a month.
- Are commercial vehicles allowed? There are some commercial vehicles that are allowed based on their appearance and the interpretation of the Board.
- Are we allowed to have green chain link fences in our yards? Based on our Rules and Regulations there are no chain link fences allowed on residential properties. The Board is looking into ways this can be allowed.
- It was mentioned that the lighting entering into the community looks good.
- Can a lock be placed on the tennis courts to keep out possible non-residence? This is something we can look into but we want to have cameras in the area first.
- The head of crime watch is Frank Goldstein. If you see something say something. You can reach out to Frank at 561-389-0625 and post any suspicious activity on Nextdoor website.

37 Homeowners, 4 Board members and a GRS Manager were present at the meeting.

Respectfully submitted:

Alan Adler, Secretary