

**WOODS WALK HOMEOWNERS ASSOCIATION
HOMEOWNERS ASSOCIATION MEETING
MARCH 16, 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 6:31 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 October 24, 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. Front Entrance Lighting by Brenda Ungerer:

We installed accent lighting on all of the trees on the center median as you enter into Woods Walk. We have been getting a lot of positive feedback from some homeowners on the lighting.

5. Front entrance Monument Sign by Brenda Ungerer:

We have received numerous quotes and have done a lot of research on updating our monument signs in front of the community. With that being said, we will be moving forward with the renovation.

6. FPL Street Lighting by Brenda Ungerer:

FPL will be coming into the community within the next month or so to install new street lighting. They will be installing them where there is existing electric so Woods Walk does not have to pay.

7. Expansion of the Security Cameras by James Hinson:

We are in the process of getting quotes to expand our security cameras onto the tennis court area and onto Woods Walk Blvd.

8. Community Pressure Cleaning by James Hinson:

We just had all of the community sidewalks and common areas pressure washed. We are asking homeowners to please look at your driveways, sidewalks and roofs to see if they need to be cleaned.

9. Parking by James Hinson:

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. There is also no commercial vehicle lettering allowed on vehicles parked overnight.

10. 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.

11. Suggestions by Rick Sobrino:

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.

12. Community Involvement by Brenda Ungerer:

Board members are getting inundated with residence complaining about issues around the community. We need the residence to contact our management company directly with your complaints. The management company is GRS management and our representative is Ayana Williams. She can be reached at awilliams@grsmgt.com or 561-641-2554. We are also suggesting for homeowners to come to Board meetings to get involved.

13. Late Maintenance Fees by Brenda Ungerer:

The process we have for a homeowner that is delinquent with their maintenance fees are: A first letter will be sent out and if no response then a second letter will be sent. If we still do not have a response then a certified letter will be sent out. If no response then it will be turned over for collections.

14. Commercial vehicles by Brenda Ungerer:

There is no commercial lettering allowed on vehicles parked overnight.

15. Adjournment by Alan Adler:

Being no further business before the Board, a motion was made by Alan Adler to adjourn the meeting at 7:40pm and seconded by Brenda Ungerer. Motion passed in full.

16. Open Floor, Questions from Homeowners:

- 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. This is something the Board can look into.
- Neighbors are getting upset that their ARB requests are taking a long time to process.
- Commercial vehicles with lettering are being parked overnight and during the day. We can only enforce the commercial vehicles overnight. If you see this happening overnight, we ask you to please contact the management company with the address and a picture. We can't enforce it during the day because people get service done on their homes and some people in commercial vehicles come home for lunch.
- Homeowners are putting out their yard debris on days that they should not be. Yard debris should only go out on Tuesday night for Wednesday pickup.
- It seems like non residence are playing on the tennis courts. Can a lock be put on the gate? This is something the Board can look into but if you see non residence using the courts you can call the sheriff on their non-emergency phone number 561-688-3000 to report them as trespassing.
- Can the speed limit be lowered from 30 mph? The Board looked into this and the county will not lower the speed limit because there is not enough traffic volume. The Board will look into speed bumps.

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

Respectfully submitted:
Alan Adler, Secretary