

Woodbridge HOA Annual Meeting **Minutes**

2/9/21

Location: IH Park Clubhouse

Download available at:

Time: 7:00 – 9 P.M.

<https://www.woodbridgehoa.com/meetings-minutes/>

Meeting start time:

Board Members present:

Present:		Yes	No
Nick	Uebelhor	X	
Amy	Kraehmer		X
Debbie	DeCrow	X	
Sara	Labrador	X	
Blake	Robertson	X	

Number of Homeowners present:

*Quorum (over 50% of home owners present?) established: **Homeowner Quorum not established***

- I. Call meeting to order **7:02 pm**
- II. Wesley Wright, Commissioner, City of Lakeland speaks
 - a. New Canada Road Construction planning update
 - b. Brief discussion of city current events
 - c. Questions?

Wesley Wright was introduced. WW shared update on NCR project. Project to begin late 2021. Approx. 18 mo. To 2 years to build. Most information available on newcanadaroad.com. WW emphasized desire to utilize much landscaping to enhance aesthetic and reduced traffic noise. Confirmed that there will be a bike lane on NCR. Decisions will need to be made about the current Woodbridge monument sign potentially moved or rebuilt. Potentially budget for Canabridge monument. Lakebridge Extended will eventually be removed. Planning still underway for intersections. Roundabouts strongly being considered. Contact Emily Harold, W.W. or City Planner w/ issues.

- III. Finance – Led by Treasurer Debbie DeCrow: Debbie DeCrow provided 2020 financial report. See provided 2020 Budget Report
 - a. Treasurer’s Report for 2020
 - i. Total Savings: **\$22,657.19**
 - ii. Total Checking: **\$21,313.08**
 - b. Budget expected for 2021: **\$40,508**
 - c. Late dues prior to 2021: **\$1060**
 - d. How many late for 2021: **4**

Concern was expressed about erosion holes in a common area and potential for legal liability for any injuries due to holes. To be discussed by Board. Potentially schedule community work day.

- IV. 2020 Successes
 - a. Security Camera added to LBD extended, 5 year contract, free move. Concern expressed about getting usable footage from camera. Nick confirmed that cameras were being utilized and Flock ad corrected an angle and zoom issue. Proposal of creating a list of other known resident cameras (Ring/Blink) in the neighborhood for additional video resources following incidents.

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- b. Working with Boardwalk pipeline to fill holes and help with pipeline area drainage. Correspondence continuing, hope additional work could be done this spring on drainage between Canabridge Dr. and Lake Bridge Dr.
- c. Woodbridge Entrance wall cleaned/Stone white washed.
- d. Tentative Agreement reached with Livitup Inc to pay for upkeep of 3 lots on LBD extended.
- e. Maintaining Fencing
 - i. Wooden Fence – fixed by Brian Haines and Blake Robertson
 - ii. White Fence – Pressure washed.
- f. Meeting and continued conversation on replacing Covenants – led by Sara Labrador.

Covenant still a work in progress. Most recent resident suggested changes have been added and is available on the website. Current copy is a working copy only and needs attorney review and edits. Concern stated about not all residents having digital access to document and requested mailed hard copy. Sara collected names present who preferred mailed hard copy and committed to send. Please contact Sara if mailed copy preferred. Once we have all resident feedback and suggestions we will submit to attorney for official document rewrite. No timeline was discussed about potential vote on update covenant.

- g. New Christmas lights purchased.
- h. Not a true success, but speed survey conducted by city. Suggestions welcome.

Sara Labrador provided report on speed study. Expressed disappointment in how the city conducted and timing. City concluded no speeding issue present.

V. Security Cameras

- a. If we want more may need to raise dues. **TBD. No increase to dues proposed at this time.**

VI. Grounds projects and upkeep

- a. Retaining Wall priority #1 2021 (NCR alleyway) **Inquires into potential contractors ongoing for affordable quote and solution.**
 - i. Does anyone have suggestions for a contractor? A&W not available.
- b. Continue to work with Pipeline and City to improve drainage.
- c. Road signs and mailbox painting. **Mail boxes and street signs will be repainted this spring at no cost to residents. Any resident who does not want their mailbox painted must opt out to Board.**

VII. Covenant Violations

- a. No campers, boats or trailers in driveway. **Resident in attendance expressed question about temporary parking of RV for loading or cleaning prior to moving to storage. It was agreed that reasonable time is allowed for needed RV load in/out activities. Reasonable time was not decided or voted, but 24 hours to maximum of 3 days was discussed. Acknowledged that Nick would contact the resident directly if there were concerns about extended RV parking prior to sending any legal letters. However, city Code Enforcement may intervene sooner.**

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- b. Dogs must be kept on Leash/penned (also Lakeland City Code)
 - c. Keep grass cut, shrubbery weed free.
 - d. Yard or driveway not area to store junk/rubbage.
 - e. New Lakeland City Code Enforcement: Katrina Shields 901-867-5404
 - f. Sara volunteered to be our neighborhood liaison for reporting dogs not on leashes to the city code enforcement. She can be reached via email or text. sara.e.labrador@gmail.com or (901) 568-7774
- VIII. Election of New Board Members – Amy Kraehmer’s service to our community and Board was acknowledged and appreciated. Unfortunately, she has been unable to fulfill her Board member role. Nick requested volunteers to fill Amy Kraehmer’s vacated Board position. Ted Williams volunteered to fill the available spot. Our thanks and gratitude to Mr. Williams. We look forward to working with you.
- IX. Volunteers to help Board with projects
- a. General cleanup etc –
 - b. Fall (Annual) Festival – Debbie DeCrow (leader), Sara Labrador
 - c. Yard of the Month – Alayna Brown
 - d. Welcoming – Need volunteer and Sub-committee chairperson
 - e. Architectural Review Committee – Brian Haines volunteered to head up the ACR activities. Again, our sincere thanks to Brian who is such an active member and resident supporting and maintaining our beautiful Woodbridge neighborhood.
 - f. Others
- X. Covenant replacement discussion – Led by Sara Labrador – See notes from section IV, section f.
- a. Covenant feedback session held Nov 2020
 - b. Any more feedback? We want buy off from previous group that was No.
 - c. Move forward with attorney in finalizing new covenants?
- XI. Additional Concerns? Questions?

Concern expressed about a house that is burned and the time taken for reconstruction
Concern expressed about Amazon drone deliver and how that may eventually affect neighborhood environment

Concern expressed about homeowner provisions made available by the “Green New Deal” and residents adding solar and wind equipment to their property.

All items potentially should be covered in new covenant re-write.

Meeting Adjourned: 8:42 pm