

Woodbridge HOA Annual Meeting **Minutes**

2/8/22

Location: IH Park Clubhouse
Time: 7:00 – 9:07 P.M.
minutes/

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

Meeting start time:

Board Members present:

Present:		Yes	No
Nick	Uebelhor	x	
Tim	Williams	x	
Debbie	DeCrow	x	
Sara	Labrador		x
Blake	Robertson	x	

Number of Homeowners present: **8**

Quorum (over 50% of home owners present?) established: **Established.**

- I. Call meeting to order: **7:01- Called to order**
- II. Finance – Led by Treasurer Debbie DeCrow: **Debbie provided a report of 2021 expenses. See detailed Treasurer documents**
 - a. Treasurer’s Report for 2021
 - i. Total Savings **\$22,668.53**
 - ii. Total Checking **\$21,442.78**
 - b. Budget expected for 2022 **\$28,920 dues collected to date**
 - c. Late dues prior to 2022 **1**
 - d. How many late for 2022? **8**
- III. 2021 Successes
 - a. Retaining Wall replaced on the alleyway. Took old down where not needed. Thanks Isaiah, Brian Haines and helpers! **Thanks and gratitude from the board and all Woodbridge members present. Mike Sexton expressed concern that the wall did not adequate ties and would be pushed out. Brian explained that the height of the wall did not warrant additional internal ties and that the bricks used were designed to prevent that. Discussed asking city to trim trees on LBE.**
 - b. Mailbox painting in the summer. **Good results. No complaints submitted.**
 - c. Boardwalk pipeline filled holes and dug a portion of trench between Canabridge and Lake Bridge Drives. **Still have drainage issues, but pleased with the efforts made by pipeline management. Nick will continue to work with them on finding solutions.**
 - d. Fence, Bridge and Gazebo Pressure washed and cleaned. **Good results. John suggested adding foot traction as the angle of the walking planks become slick when wet or mossy. No one volunteered to do this need.**
 - e. Livitup Inc to paid the \$220/month fees for last 3 months, sent invoice for the full 2021 year.
 - f. Wooden Fence – fixed by Blake Robertson multiple times!

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- g. HOA fall festival – a big success, happy to see everyone after long covid break!
 - h. Helped Clean up outside of empty/abandoned house on LBD. Just sold.
 - i. Christmas decorations put up by the Williams (saving \$300), with a little help from Nick. **Gratitude from the board and Woodbridge residents to the Williams.**
- IV. Security Cameras
- a. Additional on hold till NCR construction complete. Camera continues to be used by SCSO to solve crimes.
- V. New Canada Road Discussion
- a. Are there more concerns we want to bring to the cities attention as a neighborhood? **Much concern about many issues related to NCR project. Primarily planed speed limit currently set for 35mph. Consensus was to request maximum of 30mph. Erika mentioned lack of SCSO officers availability to enforce. City unabile or unwilling to close off Canabridge access as proposed. Will build decorative wall and smaller Woodbridge monument for the Canabridge entrance.**
- VI. Grounds projects and upkeep
- a. Continue to work with Pipeline and City to improve drainage. They will be working on the pipeline area near IH park in a few months. We need to get any issues taken care of then.
 - b. Work with city to ensure property owners concerns on NCR are addressed and we are able to maintain a nice entrance when NCR is done.
- VII. Covenant Violations
- a. No campers, boats or trailers in driveway
 - 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/rubbish. **Residents are encouraged to call city for pickup of bulky trash items. Do not put out mattresses for general trash pickup. HOA should communicate contact number and guidelines via newsletter or email. Additional complant lodged at multicolored LED lights in the neighborhood seen in children's bedroom windows and as general landscape lighting.**
 - e. Lakeland City Code Enforcement: Katrina Shields 901-867-5404
- VIII. Election of New Board Members – Volunteers? **Debbie's long time service of the HOA acknowledged and celebrated. The HOA is need of a Treasurer to replace Debbie DeCrow. Need volunteers.**
- IX. Volunteers to help Board with projects
- a. General cleanup etc – **TBD**
 - b. Fall (Annual) Festival – **TBD**
 - c. Yard of the Month – Amber Sawyer has agreed to take over
 - d. Welcoming – **TBD**
 - e. Architectural Review Committee – Brian Haines
 - f. Others?
- X. Covenant replacement discussion

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- a. Do we move ahead here? **Much discussion and disagreement about covenant update and approach, but consensus is that an update is needed. Covenant rewrite should continue with copies with opportunity to comment made available to all residents. No solutions agreed upon.**

XI. Additional Concerns? Questions?

Meeting adjourned at **9:07pm**