

Woodlands Homeowners Association (WHOA) Board of Directors

November 4, 2024

Subject: Record of Meeting–WHOA Board of Directors Meeting of November 4, 2024

Karen Collier, WHOA President, led this meeting of the Woodlands Board of Directors (BoD). Held at the Houston County Public Library, 1201 Washington Street, Perry, GA, participants numbered eight (see below):

Karen Collier – President	Carl Scarisbrick-Vice President
Michelle Ponsell – Treasurer	Dave Ponsell – Secretary
Mike Mahak – Election Committee Chair	Pat “Bo” Bowen – ACC
Drew Wharton – Legal Advisor	
Judy Cornwell – Committee Liaison	

The meeting was motioned to call to order by Michelle; Judy seconded. Called to order at 6:00pm.

President’s Comments.

-Karen stated that she has withdrawn her bid to run for the Board of Directors and cited for personal reasons. Letter stating so was submitted and received.

Meeting Minutes. Minutes were not accepted pending corrections.

Vice President’s Comments.

-Carl reiterated the issue of children driving off-road vehicles and golf carts continue to be a problem. He suggested that this issue should be mentioned at the Annual meeting and put into the Newsletter. He also stated that the local police are responsible for public property (streets) and the HOA has no authority.

-Carl also inquired if a On-site building could be built for HOA meetings and Homeowner rental/use. This request will be presented to the developer for consideration.

Treasurer’s Report. Michelle submitted. Dave motioned to approve the reports and Judy seconded the motion. All Approved.

-Michelle reported that eight Property Liens were paid from last year.

Board Committee Liaison Comments.

-Dave volunteered to be project lead for the irrigation and power restoration for the Hwy 127 entranceway.

-Power restoration is in progress; New LED Light drivers are being ordered to correct the Woodlands sign. Power has been restored and Holiday lights installed.

-Irrigation Request for Quotes have been sent out. Awaiting final quote for submission and then all three will be submitted to the BoD for selection.

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-ACC Comments.

-Due to an oversight of the developer and section builder, a new sidewalk was being poured on Foxberry Nook. Builder has stated all damage will be repaired.

-Unique Landscaping was asked to remove a dozen dead trees. Price was \$1500 and was approved by the BoD.

-IAW the Covenants, signs cannot be placed in yards. The WHOA does not “police” the neighborhood for violations. If reported to the BoD through the website, the violator will be sent a letter to correct. An announcement will be made at the Annual meeting.

-Election Committee.

-2025 BoD Election.

-Six “Notification Signs” were purchased and placed at all entrances.

-Informal Meet and Greet for BOD Nominees to be held on November 17, 2024 at 3:30 pm at the park on Woodlands Blvd.

-Suggestion from legal counsel was made to change wording on ballot to show the from/to wording on proposals. Five write-in blanks will also be added to the ballot.

-TIMELINE:

-Oct 23: Last day for nominations submission (mailed/emailed/drop-off)

-Oct 24: Nominees contacted for acceptance/refusal

-Oct 30: Nominees submit biography to committee

-Nov 15: Biographies uploaded to website and Physical Ballots mailed.

-Nov 17: Meet and Greet in Park at 3:30pm.

-Nov 27: All ballots must be in possession of committee

-Dec 2: Annual Meeting and Board installation

- Mike Mayhak and Drew Wharton (Legal Consultant) will tally votes.

Additional Comments:

-Matt Arthur Elementary School Cafeteria will be the location of the Annual Meeting on December 2, 2024. Rental of space is \$500.00. Michelle has booked Matt Arthur Elementary School for the meeting.

Drew Wharton presented final copy of the Procurement Policy to the BoD. All Approved Motion to adjourn made by Dave; seconded by Michelle. The meeting adjourned at 7:23pm.

Next BoD Meeting. The next meeting of the BoD scheduled for 6:00pm, December 2, 2024 at the Matt Arthur Elementary School Cafeteria.