

**WOODLAND PLACE OF TALLAHASSEE
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 27, 2021 VIA ZOOM**

Meeting called to order at 6:06pm

Proof of Meeting Notice: Email & Website

Attendance: 13 people

Quorum of Board: Jason Tramonte, Kim Likens (Absent: Judah Young)

Approval of July 28, 2021 Meeting Minutes (meeting recorded via Zoom: Minutes were reviewed; Jason moved to approve and Kim seconded. Minutes were approved.

Approval of Financials: September financials were reviewed and Sue Barlow confirmed that the City of Tallahassee had deposited \$1,413.00 into Cadence Bank on September 22, 2021.

Architectural Control Committee Report (Jeff McClintock): Jeff stated there was a recent request for solar panels and there was nothing currently pending approval. Jeff stated the neighborhood was looking pretty good with the exception of a few trash barrels not being returned from street in a timely manner.

OLD BUSINESS:

Comcast - paint on road: Jason stated he had given up on getting it to look any better, that their attempts to cover up the white paint left by Comcast have failed and that they would just let it wear off. The PPG water based paint used to cover it up stood out more than the white paint. The fix is worse than the problem.

Update on March Road Subdivision: Jason reported that Leaning Oak Trail had been removed as an access point for vehicular traffic between it and March Road Subdivision. Jason had noticed surveying and the cutting down of dead trees along the east property line between the communities. Sandco/Premier cleaned up the tree that had fallen on the fence, and repaired the fence.

Update on Revision of Declarations of Covenants: Jason Ghazvini said WPL needed their own attorney to take care of revising the covenants including the City setback of 25'. Jason Tramonte wanted Jeremy Anderson to review the current covenants and rear setback issue revision. Sue Barlow stated that she would provide Jeremy Anderson the Covenants with the proposed changes to review and to advise on the process involved. We will need a community vote on the revisions.

Jason Tramonte asked who should provide potential buyers with the covenants; Sue stated it should be the Realtors to at least make them aware of the Covenants and/or give them copies prior to purchasing the home so they would know what was allowed in the neighborhood. Sue also stated that a reported violation on the property could hold up a closing. Jason T had checked with new owners who wanted to submit new screened in porch to ask if they had received the documents and reminded them of the City 25' rear setback. Jason will try to connect with the new owners to see if they received the covenants.

Update on City of Tallahassee Vibrant Neighborhood Grant (Subdivision Entrance Sign):

The sign was completed on October 1 and installed on October 9 by Tommy and Jason; it took them approximately 4 hours to install. Signs Now has been paid, and the final paperwork completed by Jason today was submitted to the City of Tallahassee. The cost to the association including the survey, 2 solar lights, and incidentals came in under budget by \$273.74. Not sure how the City will treat the under budget amount.

Jason thanked everyone who helped with the project, Tommy, Lori & Paul for painting the posts, Nancy & Armando for the use of the easement close to their property; Kim thanked them too!

Update of Final Acceptance of infrastructure by the City of Tallahassee: Jason stated he had emailed Bill Adams with the City on numerous occasions and told him this was the last time he's writing to him about this and that the next one he would hear from was the first person he copied on the email, Jeremy Anderson.

They did react to his email by coming out to the pond with a tractor, cutting the grass, scraping the bottom removing 1 foot of dirt and replacing it with 1 foot of clean dirt, but left 5"-6" concrete pieces at the outfall although the plans specify Riprap in size. Their drawings were highlighted with what they were supposed to do. Jason brought up the point that around the pond they substituted Azaleas for Florida Anise which is a low maintenance plant, and the azaleas would take much more maintenance. Jason stated the association wouldn't accept anything less than what's included on the approved. It's been going on for 3 years.

Jason said that he could keep on top of it as the pond is a problem. Even the guy with Sandco said there were a lot of mosquitoes coming out of the pond and they hope that they accept it this time.

Kim asked what could be done to make it better – Jason stated stick to the plans – not using 5-6" pieces of concrete instead of Riprap at the outfall. The bottom of the pond doesn't percolate like it should per the permit; there shouldn't be water in the pond within 90 hours. Will keep it as an open item.

NEW BUSINESS:

March Road Street Lighting (Phil Horning): Phil Horning stated he has been working for a year and a half with the county and city of the March Road street lighting. Neither the City or County will provide the street lighting and Woodland Place must purchase area lighting to be set up like street lights, but privately contracted. The proposal submitted requests 2 lights to be mounted on city poles, one which would be located either across from 1199 March Road or 1118 March Road, and one in front of Bevis Animal Center which would provide street light coming in to the subdivision. It is unsafe without this lighting. The lights are \$225.00 each plus a \$35 administrative charge to set up the project, and \$10 per light per month utility bill; the 1st year of lighting with installation, utilities, and administrative charge would be \$805.00, then \$220 per year to maintain until the city/county choose to light March Road.

Jason has signed and sent to the City the Electric Department Service paperwork for the poles and for the utility account; \$550 due upon completion of the contract. Other 2 items would be put on our monthly bill to be paid in installments or in full. Jason moved to approve the \$550 check to attach to the contract to get it started, the \$35 one time application fee, and the \$220 for 1 year of power; Kim seconded the motion. All in favor. Jason to pick up check from Sue Barlow to take to city with agreement.

Kenley Brooks reported that Michelle Greiner took down her fence and is going to install a stone retaining wall and wooden fencing on top for privacy; there has been no application submitted for approval. Sue emailed Michelle asking her to stop work on the wall/fencing until she submitted the appropriate paperwork and received approval.

Kenley stated he had drainage issues and had no response to Jason Ghazvini regarding his drainage issues; Theresa Carroll also stated she is having drainage issues. Jason Tramonte said he would get a hold of Jason Ghazvini to discuss all the drainage issues and the holding pond, etc. City shouldn't accept this until all of these issues are dealt with.

Jason T. mentioned that we needed one more cut for the year behind the mailboxes; Jason moved to approve the last cut and Kim seconded the motion; all approved.

Comments:

Phil has requested a photo of Kasey and Richard for the website; Jeff has asked twice, but received no answer.

Theresa Carroll...when the survey was done, she saw the stakes and when she came back from vacation, there was a metal stake in their yard and wasn't sure what it was for. A couple of homes had sold recently and Jason stated it could have something to do with all 3 of them and that they have to find a point of beginning when they're doing surveys that could have been the reason. He would investigate it further and will ask Mr. Roddenberry, if necessary, who surveyed the property.

With no further business to discuss, the meeting adjourned at 7:09pm.