

WILDERNESS LAKE PRESERVE HOA

Wednesday November 18, 2009

Minutes of the Board of Directors Meeting

The Regular Meeting of the Board of Directors for the Wilderness Lake Preserve HOA was held Wednesday, November 18, 2009 at 6:32 p.m. at the Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

I. CALL TO ORDER:

Allen Senel called the Meeting of the Board of Directors of the Wilderness Lake Preserve HOA to order on Wednesday, November 18, 2009 at 6:32 p.m.

II. ROLL CALL:

Board Members Present and Constituting a Quorum:

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| Allen Senel | President |
| Kathleen Patterson | Treasurer |
| Margarida Wainraich | Secretary |
| R. Scott Diver | |
| Betty Plimpton | |

John Johannessen was absent.

III. NOTICE OF THE MEETING POSTED VIA MARQUEE SIGN:

Scott Diver noted that the meeting notice was posted at both entrances of the community prior to 48 hours in advance. Confirmed by Betty Plimpton.

IV. APPROVAL OF OCTOBER 20, 2009 MEETING MINUTES:

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| MOTION TO: | Approve the Minutes from the October 20, 2009 Board Meeting as submitted. |
| MADE BY: | Margarida Wainraich |
| SECONDED BY: | Kathleen Patterson |
| DISCUSSION: | None |
| RESULT: | Call to Vote: 5/0 Motion PASSED |

V. RESIDENT INPUT ON AGENDA ITEMS:

Residents asked questions regarding the Rampart website, Bachman and the work to be done at Water's Edge, and mailboxes.

VI. COMMITTEE REPORTS:

A. ARC:

The committee minutes were provided to the Board in their meeting books. No report presented at the meeting.

B. DEERFIELD COMMITTEE:

Scott Diver presented the Deerfield Committee Report.

He noted that Rampart should send a final notice to the owners who have not submitted their homeowners' information giving them 15 days to comply or they will be referred to the fining committee.

He also mentioned that Bachman is doing a good job and that he has not received any complaints.

C. FINING COMMITTEE:

There was no report to present as the Fining Committee did not need to meet. The next Fining Committee meeting will be held on December 1, 2009.

D. LANDSCAPE COMMITTEE REPORT:

There was no landscaping committee report presented.

VII. PRESIDENT'S REPORT:

Allen Senel presented the President's Report. He thanked Linda Helmintoller for all of her hard work as the previous president and for her assistance during the transition.

He also spoke on the following:

1. Allen and Rampart are meeting on a weekly basis.
2. ARC and Fining Committees will receive information for their meetings the Thursday before each.
3. Pine View Elementary is only charging the Association \$50.00 for the annual meeting as opposed to \$250.00.
4. Proxies should be delivered to Lodge, not to the management company.
5. Allen may not be available for the January meeting, in which case Margarida will chair the meeting.
6. Allen thanked the Landscaping Committee and chairman Tom Ungaro for the work on the Florida Friendly guidelines.

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| MOTION TO: | Approve the revised ARC application and guidelines to reflect the Florida Friendly changes |
| MADE BY: | Allen Senel |
| SECONDED BY: | Scott Diver |
| DISCUSSION: | None |
| RESULT: | Call to Vote: 5/0 Motion PASSED |

VIII. MANAGER'S REPORT:

A copy was provided in the meeting books for the Board of Directors.

IX. FINANCIALS- OCTOBER 31, 2009

The financials were provided to the Board via email. Kate Patterson reported on the credits received from Rampart Properties as follows:

- \$69.00 for violation letters that were sent in error
- 947 mailing labels \$66.29 (budget meeting postcards—Association was never

charged for printing.

- 100 color copies \$39.00
- Master credited \$58.65 for Deerfields insurance notification letters

Kate Patterson also reported on the status of the audit and noted that 2008 would begin after the Thanksgiving holiday.

XI. NEW BUSINESS

A. ANNUAL MEETING AND PROXY DISCUSSION:

Many ideas were discussed with regards to proxies to assure that a quorum will be achieved the first time at the Annual Meeting.

The plan and ideas were as follows:

- Secure volunteers to canvass the neighborhood for proxies by going door-to-door.
- Send the Annual Notice by January 4, 2010.
- Send email blast(s).
- Put up a counter of proxies received at the marquee signs
- Have the proxies delivered at the Lodge
- Put a copy of the proxy in with Nature's News

B. WEBSITE DISCUSSION:

Scott Diver reported on his discussion with Association Voice, who provides the Rampart website and noted that it would be cost prohibitive to continue with them should Rampart no longer be the management company for Wilderness Lake Preserve.

The Board agreed that the www.wlphoa.com website needs to be updated and fixed and that the two websites could work in conjunction with one another.

Allen Senel noted that updating the www.wlphoa.com website could run \$2500-\$3500.00.

Scott Diver will work on getting proposals to update and fix the Association website.

C. TREES AND VEHICLES BLOCKING SIDEWALKS:

Allen Senel noted that there seems to be a big issue with parking across sidewalks and in the streets, particularly along Citrus Blossom Drive.

The Board agreed to put an article in Nature's News regarding trimming up trees in the easements and no not park in streets or across sidewalks.

Management was directed to send letters to the worst offenders.

D. POSTBOX DISCUSSION:

It was noted that the cost for the mailboxes would be increasing January 1, 2010. Manager was asked to check with Creative Mailbox to see if they could keep the lower price for another year. The information will be posted on the website and in Nature's News for the owners.

XII. RESIDENT INPUT ON NON-AGENDA ITEMS:

Items discussed by residents were the websites, information being sent to the Fining Committee, lack of ability by the HOA to enforce parking across sidewalks and trimming trees in the easement.

XIII. ADJOURNMENT

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| MOTION TO: | Adjourn meeting at 8:33pm |
| MADE BY: | Margarida Wainraich |
| SECONDED BY: | Allen Senel |
| DISCUSSION: | None |
| RESULT: | Called to Vote: 5/0 motion PASSED |

These minutes were done in summary format.

Meeting minutes were approved at a meeting by vote of the HOA Board at a publicly noticed meeting held on _____.

Submitted by: Gina Blackstock, Director of Management Services

Attested by: Margarida Wainraich, Secretary