

WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION

Tuesday March 2, 2010

Minutes of the Board of Directors Meeting

The Special Organizational Meeting of the Board of Directors for the Wilderness Lake Preserve Homeowners' Association was held Tuesday March 2, 2010 at 6:00 p.m. at the Wilderness Lake Lodge, located at 21320 Wilderness Lake Boulevard, Land O' Lakes, FL 34637.

I. Call to Order: Marilyn Ungaro called the meeting of the Board of Directors of the Wilderness Lake Preserve Homeowners' Association to order on Tuesday, March 2, 2010 at 6:02 p.m.

II. Roll Call: Board members present and constituting a quorum:

Marilyn Ungaro	President
Donna Ryan	Vice-President
Gloria Eshleman	Treasurer
Margarida Wainraich	Director
Meredith Friedman	Director

Richard Suttmeier was absent.

III. Notice of the meeting posted via marquee sign: Margarida Wainraich noted that the meeting notice was posted at both entrances of the community prior to 48 hours in advance. Confirmed by Donna Ryan.

IV. President's report: Marilyn Ungaro presented the President's Report. She explained the purpose of this meeting was to alert the Board members of a few issues that we will need to address. She reminded the Board to familiarize themselves with our DCCR's, Florida Statue 720 and applicable federal laws because we as a board have the obligation to research issues. If we are unsure of any issues it is okay to say we need more time to research before a decision is made. Marilyn also stated that being on a Board is much more than coming to meetings and voting. There are various issues/tasks that we must all step up and volunteer to head/research. She asked that if a Board member is unable to attend a meeting that they are to email her so she can assure that quorum is met.

V. New Business

A. 2009 Tax Return:

Marilyn Ungaro discussed that the 2009 tax return is due on 3/15/10 and she recommended we use Roberts, Seward Speed & Company, P.A. to complete the

WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION

return.

MOTION TO:	Complete the 2009 tax return using Roberts, Seward Speed & Company, P.A.
MADE BY:	Marilyn Ungaro
SECONDED BY:	Donna Ryan
DISCUSSION:	None
RESULT:	Call to Vote: 5/0 Motion PASSED

B. 2009 Audit:

Marilyn Ungaro recommended we use Roberts, Seward Speed & Company, P.A. for the 2009 audit. Discussion involved and it was noted that the Board should have pricing for the audit. The board would like a letter of engagement detailing the pricing prior to the 3/16/10 Homeowners' Association meeting before approving expense. No motion was made.

C. Electronic Transmission:

Margarida Wainraich volunteered to update the electronic transmission approval forms by the 3/16/10 Homeowners' Association meeting. The new form will be added to the next Nature's News for all WLP residents. The purpose of the form is to gain approval for electronic transmission (email, etc.) from residents. By using electronic transmission this will save the Association unnecessary postage and printing fees.

D. Pre-Liens:

There are approximately 200 new additional resident delinquencies. Marilyn Ungaro talked about the verification of pre-liens and asked the Board to come up with suggestions. The pre-liens sent from Rampart cost \$47.00 which is then added to the delinquency, but the association incurs the costs up front.

E. Web Site and Administrator:

Marilyn Ungaro assigned Margarida Wainraich to be the website administrator.

F. Fining Meetings and Volunteers:

We need two additional members for the Fining Committee. The first meeting is on 3/30 and monthly meetings will be the last Tuesday of every month. Marilyn asked that Margarida post the needed Fining Committee positions in the website to recruit volunteers. We are also in need of an additional HOA Board Member.

G. Legal:

Marilyn Ungaro assigned Donna Ryan legal.

VI. Audience Comments:

WILDERNESS LAKE PRESERVE HOMEOWNERS' ASSOCIATION

- Suggestion to add a \$10.00 late notice fee to Homeowners' Association dues prior to pre-lien.
- Suggestion to ask Rampart in advance who is getting pre lien and combine gated and master into one pre lien.
- Suggestion to have a President or Treasurer sign off of checks for Rampart when an expense is not an ongoing contractual obligation.
- Suggestion to ask other community Homeowners' Associations about pre-liens.

VII. Adjournment

MOTION TO:	Adjourn meeting at 6:56 p.m
MADE BY:	Marilyn Ungaro
SECONDED BY:	Margarida Wainraich
DISCUSSION:	None
RESULT:	Call 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: Meredith Friedman, Director