

WILDERNESS LAKE PRESERVE HOA

Tuesday, September 29, 2009

Minutes of the Board of Directors Special Meeting
BUDGET WORKSHOP

The Special Meeting of the Board of Directors Budget Workshop for the Wilderness Lake Preserve HOA was held Tuesday, September 29, 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:

Linda Helmtoller called the Meeting of the Board of Directors of the Wilderness Lake Preserve HOA to order on Tuesday, September 29, 2009 at 6:32 p.m.

II. ROLL CALL:

Board Members Present and Constituting a Quorum:

Linda Helmtoller	President
Allen Senel	Vice-President
Kathleen Patterson	Treasurer
Margarida Wainraich	Secretary
R. Scott Diver	

III. NOTICE OF THE MEETING POSTED VIA MARQUEE SIGN:

Allen Senel noted that the meeting notice was posted at both entrances of the community prior to 48 hours in advance. Confirmed by Linda Helmtoller.

IV. NEW BUSINESS:

A. MULCH ESTIMATES FOR THE GATED:

MOTION TO:	Amend motion to increase cost for mulch for Deerfield from \$8,500 to \$9,680.00 using Bachman.
MADE BY:	Linda Helmtoller
SECONDED BY:	Kate Patterson
DISCUSSION:	None
RESULT:	Called to Vote: 5/0 motion PASSED

B. PROPOSED BUDGET: 2010 budget discussion began. Discussion ensued with regards to the term "bad debt". The Board decided to refer to it as "allowance for uncollected assessments". The board also discussed whether we could print our own coupons. It was decided that we are unable to print bar codes as needed by the financial institution. The Board further decided to put all legal costs and the management fees on the Master's budget. The Taxes for the Tax Return will be charged to the Master and a credit from each of the gated will be given to the Master to cover this expense. The taxes are for a percentage of the interest earned by the association which is mainly attributable to the Gated Reserve Accounts. Lindell has not been paying assessments for their commercial property of 10.6 acres which is to be assessed as one and one half of what the residential owners pay.

IV. NEW BUSINESS -PROPOSED BUDGET: Cont.

The Board arrived at preliminary proposed amounts for the 2010 budget using the 15 commercial units with a new total of 963 and they are as follows:

Community	Annual Total	Dues Total
Master	\$113,270.00	\$117.62 per year
Deerfield's	\$194,234.00	\$175.94 per month
Water's Edge	\$25,119.00	\$156.99 per quarter
Nature's Ridge	\$13,066.00	\$120.98 per month
Lakewood Retreat	\$14,154.00	\$98.29 per quarter

C. BOARD POSITION STILL OPEN

Linda Helmintoller stated that the applicant for the Board had decided to withdraw his notice of intent. She stated there is still an open position if anyone would like to apply.

V. RESIDENT INPUT ON AGENDA ITEMS:

Residents discussed the importance of maintaining our own website. Resident reminded the board that Rampart agreed to differentiate between two different delinquencies in 2010. The Board was reminded that an amended contact would need to be obtained from Rampart to consolidate the management fees to the Master. Welcome letters sent by Rampart at the association's expense has been a point of contention with various homeowners. Suggestions were made to have the Board consider looking for another management company.

VI. ADJOURNMENT

MOTION TO:	Adjourn meeting at 8:30pm
MADE BY:	Margarida Wainraich
SECONDED BY:	Linda Helmintoller
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

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Attested by: Margarida Wainraich, Secretary