



# Woodlake Crossing Homes Association

## General Membership Meeting Notes

November 9, 2023

1. **Call to Order**: Mr. Patrick Forys convened the Woodlake Crossing Homes Association General Membership Meeting at 7:02 pm at Tabb Elementary School.

Personnel in attendance:

Patrick Forys: President

Rick Thompson: Vice President, Stormwater Committee

Dianne Reyes-Brynildsen: Treasurer, Social Committee

Heather Roberts: Secretary

Steve Murabito: Member-at-Large

Sarah Knaub: Association Manager, Communications Coordinator

In addition to those listed above there were 23 homeowners at the meeting. There were 18 valid proxies submitted. In all, 49 households were represented at the meeting. 63 households are needed for a quorum.

### **Welcome Remarks & Introductions**

- Mr. Forys opened the meeting and introduced the Board members.

### 2. **Presentation by Tom Shepperd**

### 3. **Establish Quorum & Review Agenda**

- Ms. Roberts confirmed there were not enough households represented at the meeting to establish a quorum. The meeting was held for informational purposes only.
- Mr. Forys gave an overview of the presentations for the evening.

### 4. **President's Time**

- Mr. Forys highlighted some of the major events/developments that have taken place in the neighborhood this year including new message boards, sidewalks on 134, a new headwall and rip rap at the park, and introduced ideas for future improvements.

### 5. **Reports:**

- **Communications:** Ms. Knaub presented an overview of the different methods of communication utilized by the Association. Homeowners were encouraged to submit updated contact information for the neighborhood email list. The quarterly newsletter is available in hardcopy only if requested.
- **Neighbors Helping Neighbors:** Ms. Knaub updated members about the committee and volunteering opportunities.



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- **Welcoming:** Ms. Knaub provided information about the welcoming committee, reminding residents to let the welcoming committee know if they hear of any residents moving in.
  - **Social Committee:** Ms. Reyes-Brynildsen provided an update on the events that occurred throughout the year including popsicles at the park, spring egg hunt, and Wild Birds Unlimited Workshop. She shared December 17<sup>th</sup> as the date for Santa at the park.
  - **Stormwater Committee:** Mr. Thompson provided information about the sluice gate. The gate has remained open during the hurricane season which has helped keep the lake level at a good place.
6. **Victory Community Management Report:** Ms. Knaub provided information about the state re-writing rules for disclosure packets. This includes paying upfront for them prior to closing. Ms. Knaub also provided some information about home sales over the past year. Homes in Woodlake sold for an average of 14% over their York County assessed value.
7. **Treasurer's Report:**
- Ms. Reyes-Brynildsen reviewed the current bank balances and a report of income and expenditures so far this year.
  - Most expenses for 2023 are at or under their budgeted amount so far.
  - Ms. Reyes-Brynildsen also presented the proposed budget for 2024.
  - Assessments for 2024 will remain at \$195 per household.
  - Ms. Reyes-Brynildsen and Ms. Knaub answered questions from the homeowners.
8. **Board Member Election:**
- Ms. Roberts was appointed to complete Genny Barnett's term after she stepped down in July. That term has ended. Mr. Thompson is also at the end of his term. Both Ms. Roberts and Mr. Thompson have been nominated to serve another 3-year term.
  - There being no other volunteers who came forward to serve, Ms. Roberts and Mr. Thompson will be re-appointed to the Board at the December meeting.
9. **Homeowner Forum:** Ms. Knaub and the Board members answered questions from homeowners in attendance. Topics included metal light reflectors along resident's yards, upgrades to the park, yard sale frequency, and lake buffers.
10. **Adjournment:** Mr. Forys adjourned the meeting at 8:22 pm.

*Notes provided by Heather Roberts, WCHA Secretary*