

WOODSIDE AT WATERS EDGE HOA, INC.
ANNUAL MEETING
May 17, 2025
MINUTES

Pursuant to call the Annual Meeting of the Woodside at Waters Edge Homeowners Association, Inc. Annual meeting was called to order by Brian Fanning, President. The Meeting was held at the Woodside at Waters Edge pool.

Representing Property & Association Management Co., Inc. was Freda Gore and Stacey Causey.

Quorum:

There were 33 owners present in person and 14 represented by proxy for a total of 47. A quorum was established and the meeting continued.

Freda Gore presented the proof of Notice and Alison Romaine reviewed and instructed this to be filed with the Annual Meeting Minutes.

Minutes:

Rebecca Sargent made a Motion to approve the Minutes of May 15, 2024, Annual Meeting. Arnette Carfang seconded the Motion, and it carried.

Officers Reports:

HTC representatives Alvin Jones and Rachel Orr attended to answer questions from owners pertaining to the transition of the internet service. The internet fee per door is \$36.95 which will now be paid through your dues and HOA fee. There was a question asked how would it work if owners have bundled services? If your services were bundled, then the portion of the internet would be zero. The owner will be responsible for any other services out of pocket. The internet will offer faster speed signals. The HOA has level one internet currently, but the new service will increase the bandwidth and will eliminate buffering. All owners will still have their individual lines at home, there is no change there. Current customers will have everything the same but the billing portion for the internet will change. The HTC technicians will check to see if they need to update the equipment. If an exchange of equipment is needed or extra equipment, the technicians will do so at that time. Rachel Orr is the HTC account manager for the association. For any questions and concerns, owners are encouraged to call Racheal Orr. Rachel Orr will leave her business cards with her contact information. The Board has signed a 10-year contract with HTC which is locked in. In the years to come the internet fees may increase but it will not be for your association due to the price being locked in. An owner asked the question how HTC will handle any upgrade in equipment or pricing. Rachel Orr stated she will get the details and pricing first. As things evolve such as hardware evolving and equipment needs changing, HTC will switch the equipment at no cost to the owners. All lines and modems will remain the same. After the 10- year contract ends, the HOA and HTC will revisit the cost at that time. Some homes may require more technology or different technology. Whatever is needed to get the best of the services will



be done. There was a question if owners didn't want the internet service could they opt out. Rachel Orr stated the HOA signed the contract for all homes within the community and that owners are paying for the internet now whether they have it or not. If any owner doesn't have internet service, HTC will supply and install it. Rachel Orr explained that everyone here uses it. It's just an amenity expense. All account numbers will still be the same. There was a question about whether a fee will be associated with a house for sale. Rachel Orr said there will be no transfer fee, no charge. All questions were answered, and the HOA approves of the new service. HTC representatives thanked the residents for allowing them to come and help them with their questions and uncertainty. They also said they look forward to working with the community.

A Motion was made if the HOA spends more than \$5,000, a vote will be done for homeowner approval. It was Seconded by Robert Kelm.

Allison Romaine wanted to address the owners about putting her house on the market for sale and voting for her. She has no idea when she is moving but wanted to make everyone aware. She still wanted to run for the Board of Directors as she will be here until she leaves. An owner asked Allison Romaine why did she wanted to run for the Board and take up a spot if she wasn't going to be there for the full term. Allison Romaine stated that she hasn't moved yet and that her husband and her family love the community. She feels that she has a lot to contribute to the Board. Another question was asked about whether she was elected on the Board and how the Board would fill her position when she moved. At that time the Board will appoint someone for the position. The Board will take into consideration the ones who ran for the election and choose between them.

Brian Fanning directed everyone's attention the new tv the Board of Directors brought for the pool area. The Board voted 3/5 and purchased the tv for \$280.00. Owners were having an issue with turning the channels. A new remote was purchased, and it didn't solve the problem. The new remote will have a piece Velcro attached to it. Everyone has access to the new tv and remote.

Brian Fanning and the Board have been in touch with Steve Soback, the builders behind us. He's trying to help us by reaching out to Mr. Linder to repair or fix the gate. Rob Kelm fixed the arm. The box needs to be fixed but can't be touched without permission. Gary Mason is an electrician and can fix it but needs permission to work on the gate. Mr. Linder gave verbal approval. Steve Soback said Ken Moss will send a letter with the approval to work on the gate. One of the owners asked when the gate is fixed, will it work all the time. Brian Fanning stated the phone is not working and owners will receive a code. Some owners have decals for gate access. Once the gate is operational, owners will receive a code. Edward Carfang asked what type of gate it is and will it have florescent lights for entry. Rob Kelm stated more reflectors will be added to the area. Brian Fanning stated more lights will be installed with glow in the dark paint. Once the gate arm comes down, owners know to slow down. Edward Carfang asked once the HOA has control of the gate if something was to happen how the repairs would be handled. Brian Fanning stated the Board will get someone to repair it. If anything was to happen with the gate, owners are encouraged to call Brian Fanning. Jacyln Brewer asked how



emergencies would be handled and if the code will be rotated. Brian Fanning stated that it would be complicated to change the code all the time. Any authorized contactors will have an access code. Brian Fanning stated if Mr. Linder gives access to work on the gate, Pam Bane's Office will get decals. Chatthong Williamson asked how Amazon drivers will get into the community as they start as early as 6:00 a.m. Jeffery Appleby asked what the HOA did when the gate was operational for drivers to access the gate. Brian Fanning noted the Board is going to do what's best for access. Darris Williamson stated the HOA should have the gate up in the day.

Brenda Matalik asked will the technicians working on the gate be compensated. She stated everyone should relax concerning getting the gate fixed. The Board is going to take it one step at a time. Gary Mason will be doing some work with the gate once we receive written permission. He thinks the gate maybe needs to be reset. Someone pushed it up and knocked it off. If it's turned on, maybe the arm will start working and come down. Brian fanning said he will contact the telephone company pertaining to the phone service that works the arm.

Steve Dominick stated the pool treatment has been done. The Handrails are blackened. He received a verbal quote of \$1100 per railing to replace the handrails. Steve Dominick will check Amazon to see if he can get a better price. He will also speak with Anita, the pool operator to see if the ones purchased from Amason will holdup. The ceramic ones are \$1100 per section which will get pricey. Steve Dominick is looking for a reasonable route to replace the handrails.

Steve Dominick will be heading the landscape committee this year and Brian Fanning will head the ARC Committee until further notice.

Treasurer's Report:

Freda Gore reported that there is a copy of March 31, 2025, financial report included in the handout for today's meeting. As of March 31, 2025, there is \$41,592.15 in the operating account, \$7,908.20 in accounts receivable, \$73,183.38 in reserves for the amenity center for a total of \$122,046.73

Election:

Freda Gore from Property & Association Management stated at this time Annette Carfang, Brian Fanning, Joe Harrill and Alison Romaine submitted their names to run for the Board of Directors and was included on the proxies for consideration. Alison Romine then opened the floor for nominations and/or volunteers. Having no further nominees, Brian Fanning made a Motion to close the nominations. The Motion was seconded and carried. Gena Ohidy and Rebecca Sargent served as ballot inspectors. The nominees introduced themselves. The ballots were totaled, and Annette Carfang, Brian Fanning and Joe Harrell were elected. Brian Fanning thanked Allison Romaine for her service on the Board of Directors this past year.

Old/New Business:



Gail Simpson asked if the common area was cut and maintained? Brian Fanning stated the amenity center and a section at the gate was going to be mulched this year. Pine needles will be put in the side pieces. The Board approved pine needles last year. Owners will be responsible for their properties individually. If owners add anything else other than mulch, it would have to be approved by the HOA Board. Mike Hessler stated it's May now as to the mulch. Brian Fanning stated the pine needle cost is \$900.00.

Gail Simpson stated the entrance sign needed painting. Brian Fanning stated the Board talked about approving the sign for painting.

Joe Harrill stated there was a vote that voted for putting pine needles at the gated common area. Brian Fanning said we held off last year, the Board will get together on it.

Brenda Matalik mentioned that the HOA doesn't have a social committee. We have the 4th of July and Memorial Day coming up and wanted to know if the community wanted to host something. Brian Fanning mentioned there is a budget for the social committee, the HOA didn't have anyone to head it up. Someone can initiate a pool party or happy hour once a month. It's important to get to know your neighbors. The Board encourages a social committee and volunteers to get it going. It would benefit the community.

Edward Carfang mentioned cars are speeding at 40/50 mph through the community. Kids are getting off the bus, people need to slow down. The gate used to slow people down coming in and out of the community. Edward asked if the HOA could install speed bumps. Brian Fanning mentioned that the HOA doesn't own the roads yet. Edward Carfang then asked, "could it be considered when the HOA comes into inception of the roads? Brina Fanning said the Board will discuss it at that time. Mike Hessler stated he saw some little turtle signs in another development to slow down speeding, it worked. He asked if the Board could purchase some for our development? Marty Goodman stated maybe adding bigger speed limit signs in different places. Brian Fanning stated the Board will talk about it in the next meeting. Lynn Cole stated contractors be speeding as well coming in and out of the development.

Susan McBride asked if the management company was doing a weekly or monthly drive-by for violations. Freda Gore stated that Pam Bane has been out of the office due to health issues. The office has been short staffed. Freda Gore stated before that, Pam and Ricky did community drive throughs. Freda Gore stated she will do the drive throughs for the office at least once a week, if not once every two weeks.

Brenda Matalik thanked Cherie Barrett for planting on the pool deck and out front. It looks great.

Jackie Brewer stated that the lawn services are mowing the lawns real hard.

Gena Ohidy thanked Allison Romaine for servicing on the Board.



Having no further business to come before the membership Beck Sargent made a Motion to adjourn. Marty Goodman seconded the Motion it carried.

Respectfully Submitted,

Freda Gore, recording Secretary

