

FINAL MINUTES

WEPOA Quarterly Meeting

Monday, 1/18/21, 7pm Zoom

Meeting was called to order at 7pm by Clark Childers, President. Approximately 45 members participated.

Meeting Notice and Quorum confirmed by Joan Peppers, Communication Director (publisher of notice and agenda for this meeting).

President's Report (Clark Childers) - Thanked the Board for all their work the past year. Also, recognized Peter Kennedy and the Section Reps for their efforts and Joan Peppers for the newsletters.

Treasurer's report (Kim Thompson) – WEPOA has a balance of \$32,183. With approximately \$3,000 in pending deposits and \$6,400 in pending disbursements, we will have an approximate balance of \$28,800. The disbursement is due to Willard Construction for transfer expenses incurred in the donation of the PWC/ boat trailer parking area to the WEPOA.

Subcommittee Reports:

Membership (Peter Kennedy) – Pleased so far with those who have joined. Thanked Section Reps and Captains who helped recruit members. Still working to gain additional memberships. Asked that each member solicit additional members from their friends and neighbors.

Boat/PWC Trailer Parking Area (Clark Childers) – There are 76 trailers in the lot, in varying condition, with too many for the space. Believe there is room for approximately 63 trailers. Plan is to sort and remove unclaimed or non-conforming trailers within 6 months. Goal is to assign a space for each trailer. Fees, if any, TBD, but WEPOA members and owners in the other TWE Associations who contribute to WEPOA will have priority.

Transfer of responsibilities from Willard Construction to WEPOA (Evelyn Vaden) – (1) Boat/PWC Trailer Parking Lot was transferred. (2) All member Joinder Agreements have been submitted to the courthouse, with some still in process by the clerk. Plan is to send electronic copies of Joinders to owners in next several weeks.

Subcommittee Structure (Clark Childers) – WEPOA will need more people to be involved in order to complete all work identified. Clark summarized the committees (see agenda) and outlined needs.

Adoption of Bylaws (Scott Kula) – As the WEPOA became “official” with the filing of the Declaration of Covenants, Conditions, and Restrictions document late November, the Secretary

requested a motion to approve the Bylaws as outlined over the summer. Clark Childers made the motion, Kim Thompson seconded it, and all Board members approved.

Disclosure Packet (Scott Kula) – Advised that the packet was available, and should be requested for the buyer by the seller or seller’s agent. There was a question regarding voluntary vs. permanent membership. The Board replied that: (1) it is voluntary for a property owner to join, but once a property is enjoined, it is permanent, not voluntary, through successive ownership changes, and (2) Covenants are already enjoined to each property regardless of whether the property joins the WEPOA.

WEPOA Board Meetings (Joan Peppers):

- Board will meet 2x/month, starting Feb 4, to conduct working sessions
- There will also be Quarterly meetings like this one
- The Annual Meeting (likely in August) will replace that quarter’s Quarterly Meeting
- All BOD meetings will be announced and all will be open to members and owners of those other Associations who have contributed to WEPOA.
- Subcommittee meetings have the same notification requirement and will be open for members to attend.
- Request for contact information – if neighbors aren’t hearing from WEPOA, please ask them to write to us at wepoacontact@gmail.com. (We apologize for recent data base issues.)

Next meetings (Clark Childers) – Quarterly on April 19, Annual on August 21, Quarterly on October 18. Agendas will be published prior to each meeting.

Other

- Grand Villas and Marina Bay have made contributions to WEPOA. Thank you!
- Golfer’s Crossing and Island Green Pointe have indicated that they will be sending contributions. Thank you!

Member Questions/Comments:

- How will we make accommodations for boat/pwc trailers? If someone is not currently using the lot, will they have access in the future? Response: We will have to have some kind of process to assign space if there are more trailers than spaces.
- Concern regarding people putting trailers in their driveway or on lawns if no room in the Boat/PWC trailer parking area. Response: That violates the covenants. If there is no room in the parking area, owners are responsible to store their trailers in their garage or a commercial storage area.
- Aren’t there serial numbers on the trailers to ID the owner? Response: Not all trailers seem to have serial numbers.

- Do we need a committee on safety to address walkers, golf carts, etc.? Between McConnell Golf and WEPOA, something should be done. Experience is that the safety problems are caused by third party workers rather than residents. Because this problem is bigger than S1-8, we will consider including a safety committee as part of our community-wide initiatives.
- Who is responsible for removing the trees that are marked with orange tape along Water's Edge Drive? Response – typically, the Club removes these trees. It was reported that at least some were removed the day of the meeting.
- There are logs from cut-up trees on/near Upland Shores from the storm. Are we going to reach out to the property owners to clean up the logs? Response: Yes.
- General discussion regarding Covenant enforcement, voluntary vs. forced. Grass mowing, etc.
- Question about mailbox standards. Response – the standards are posted on our website. There is at least one person who has built and installed mailbox posts, but the BOD has decided not to suggest/endorse service providers for a number of reasons.
- Clarification was requested for WEPOA mowing responsibility. Response- WEPOA will not facilitate lot mowing for privately-owned property. The Board determined that this activity was beyond its purpose and power. In fact, Willard Construction communicated cessation of such mowing coordination. Rather, the WEPOA scope is limited to right-of-way (10') mowing for undeveloped lots in Sections 1-8 that aren't mowed by the owner or neighbors.

The meeting was adjourned at 7:50pm