

WANDERMERE ESTATES HOA Board Meeting  
March 18, 2019

I. ADMINISTRATIVE BUSINESS:

- A. Call to order at 6:30pm and established a quorum. Present were Dan Healey, Martin Hurd, Carole Turner and Ed Dawson
- B. Review and approval of financial reports 2019 by board members present.

II. OLD BUSINESS

A. Security camera update is that the system is operational but will two updates will be needed for the router boxes so they are climate controlled. Still having some issues with the lower gate but they are being worked on. We will need to get a camera update in order to read license plate number and WEB is working on this, will run about \$1000 to complete.

B. Call Box Replacement Update is complete and converted to new remote codes, some residents will still need to get remotes programed. If there are any issues with the gate send an email to [hoagate@wandermereestateshoa.com](mailto:hoagate@wandermereestateshoa.com) Some people are using other peoples remotes but these are now being recorded and there may be a need to establish rules regarding how many remotes are issued.

Ron Sharp asked about remotes and that his was not working properly so they may need to be reprogramed to work properly. The gate box programmer will be at the HOA meeting on April 18<sup>th</sup> at the golf course at 6:30 pm.

C. 2018 Census Update is there are only a small number of residents not counted yet. We are currently 90%+ 55+ residents in the HOA. Carole expressed concerns about some residents still trying to get around the 55+ rules and was advised HUD would be the agency to contact.

D. McCullough/Miller lawsuit update is there is no information available at this time.

E. April 18 Semi-Annual HOA meeting will handle the below listed items.

1. Sign in sheets, name tags, microphone (s).
2. Handouts.
3. Agenda.
  - a. Business to be conducted. Goals for the meeting.
  - b. Speaking from audience protocol.
4. Election.
  - a. Nominations from the floor if any. Introduction of the candidates and at this time there is only one.
  - b. Question and answers to and from candidates
  - c. Voting protocols.

- d. Balloting and counting votes/proxies.
- e. Election results.
- f. Election of board officers to follow adjournment.
- g. Our three required yearly board meetings are scheduled for the following dates: 3-18-19, 6-17-19 and 9-16-19 and location will most likely be the golf course room.

### III. NEW BUSINESS:

- A. Landscaping 2019 Bids, there are currently 3 bids. These will be reviewed by the board to determine our best option.
- B. Gate improvements will be done with current available funds.
- C. Also the board will be reviewing three bids for property management services at the same time we review the landscaping bids.

IV. Open Forum: Ron Sharp raised issues about people coming in to development above his house from the gravel pit area and wondered if additional fencing can be put in place to deter this. We will have to determine exactly where the boundaries are before any action may or may not be taken

V. Closed session

VI. ADJOURNMENT at 7:30 PM