

Weeki Wachee North

Home Owners Association

Minutes from: Weeki Wachee North Home Owners Association Members Meeting

Meeting Date: 02-05-24

The Meeting was convened at 7:00 PM

HOA Board Members; President: Ray McKinney, Vice President: Darlene Reinhard, Treasurer: Tom Ferreri, Secretary: Butch Kowalczyk, Under Secretary, Sargent at Arms; Michael Nalasco, Assistant Vice President: Lois Maiolo – All Present

Approximately 23 HOA members of 93 as of these minutes, were present, and 2 non-members.

- 1) Meeting opened with a moment of silence followed by the Pledge of Allegiance.
- 2) Discussion of any New Members – Ray welcomed Stewart and Candy Dunlap as new HOA Members.
- 3) Discussion of Open Position on Board – Ray announced there was an opening on the board for one more member.
- 4) The secretary read the prior minutes and A motion was made to accept the minutes and it was accepted without objection.
- 5) Discussion of Aluminum cans – It was reported that someone had crushed a bunch of aluminum cans, but then threw them in the dumpster. Aluminum cans are collected every Tuesday and then sold for recycling.
- 6) Discussion of Metal Recycling – Ray stated they were going to be making another run for the metal recycling. This fund has paid for many events. If you have any heavy metal items that need disposing of, contact Ray by phone, text, email, or stop by his residence.
- 7) By Laws Committee – Lois reported that the Bylaw Committee had met earlier in the day. If anyone has any suggestions for the Bylaws to submit them in writing to the Bylaw Committee.
- 8) New Business:
 - a) Harry Kyler mentioned setting out a basket in the Main Club House, to place a “Get Well” and/or Birthday cards for “Gabe”. He is approaching his 100th Birthday and is currently in the hospital. There will be a short letter explaining the basket.
 - b) A Meeting Schedule for the year has been posted on the Bulletin Board. This is also on the web site, “WWNHOA.Com”. A copy will also be placed in the Newsletter.
 - c) It was announced that there will be a Yard & Bake sale, March 23. Residents can place items in their driveway as well as donate items for the HOA to sell. Items for the Bake Sale will need to be brought up to the Main Club House. Looking for volunteers to help out.
 - d) There will be a Picnic on April 6th. This will be “Free” for HOA Members and \$5.00 for non-members. Picnic will include music.

- e) A motion was made to approve \$450 to be spent on the upcoming Valentines Dinner and Dance. The motion was made and approved without objection.
 - f) Ray asked if anyone had a file cabinet they were getting rid of, to let him know. We're looking for one to file the old records in.
 - g) There was a discussion of a new but old business related to the Pool Cleaning. Apparently a new Pool Cleaning Company has been brought in. Ray will check and see about the new company closing up the pool at night.
- 9) Vice President's Report – The deadline to submit something for the Newsletter is Monday, February 12th. Please have your article, joke, and/or recipe in to Darlene by then.
- a) The Activity Committee has the following activities for February. Location and Sign Up Sheets are at the Bulletin Board.
 - 1. 2/7/24 – Coffee Hour Breakfast @ 9:30 AM
 - 2. 2/8/24 – Ladies Luncheon @ Noon
 - 3. 2/14/24 – Valentines Day Dinner and Dance @ 6:00 PM (Doors open at 5:30 PM)
 - 4. 2/17/24 – Breakfast @ 8:30 AM
 - 5. 2/21/24 – Veterans Luncheon @ Noon
 - 6. 2/23/24 – Social Pot Luck Dinner @ 4:00 PM
 - 7. 2/27/24 – HOA Board Meeting @ 10:00 AM
- 10) Secretary's Report;
- a) The Web Site has printing options for the Activity Calendar and the Yearly Meeting Schedule.
 - b) There are cards up next to the Bulletin Board that has the Web Address printed on them. The cards have the "WWNHOA.Com" printed in large print.
 - c) The Cable Package now includes Disney + which is a streaming service. This is not the Disney Channel but a streaming service that is included with the cable package we now have.
 - d) The Internet service in the park offers an Internet speed of 500+ mbps. If you haven't turned in your router and modem since the new service, you should do so to assure you're getting the higher transmission.
 - e) The AED needs volunteers to check the DC status of the unit. This is a daily check where someone needs to look and make sure they see a blinking green light on the unit. The person would then simply write DC OK, and then their initials. The sign up sheet is at the Bulletin Board.
 - f) The Web Site also has a page for "Classified Ads" that can be listed from those in the park. Anyone needing a service, or anyone who provides a service, can be placed in the classified page.

11) The Treasurer's report was given by Tom Ferreri. It is as Follows:

General Fund: Beginning Balance: \$7,513.05 with an Ending Balance: \$7,981.67

Legal Fund: Beginning Balance: \$5,044.85 with an Ending Balance: \$5,578.85

- a) The Financial Report for the year was reported. The HOA had made \$9,741.11 and spent \$6,338.97 for a positive cash flow for the year of \$3,402.14.
- b) Tom also announced that we needed another volunteer for the Finance Committee. A background in office or accounting was helpful, but not required.
- c) We had "3" new HOA Members sign up before the meeting.

12) The meeting was adjourned at 7:58 PM.

These Meeting Minutes recorded by Butch Kowalczyk