

Weeki Wachee North

Home Owners Association

Minutes from: Weeki Wachee North Home Owners Association Members Meeting

Meeting Date: 10-21-24

The Meeting was convened at 7:00 PM

HOA Board Members; President: Darlene Reinhard, Treasurer: Tom Ferreri, Secretary: Butch Kowalczyk, Vice President: Lois Maiolo, Trustee: Linda Bouska; were in Attendance.

Approximately 47 HOA members of 116, as of these minutes, were present, and 03 non-members.

1) Meeting was called to order by Darlene Reinhard and opened with the Pledge of Allegiance, which was followed by a moment of silence.

2) Secretary read the minutes from the August Meeting and asked for a motion to accept. The motion was seconded and carried.

3) The Treasurer's report was given by Tom Ferreri. It is as Follows for September;

General Fund: Beginning Balance: \$8,813.55 with an Ending Balance: \$8,661.43.

Legal Fund Checking: Beginning Balance: \$5,752.85 with an Ending Balance: \$5,764.85.

Legal Fund CD Balance: \$12,549.33 with a Total Legal Fund Ending Balance: \$18,314.18.

4) The Bill for the HOA Liability Insurance is due in the amount of \$792.85. Tom asked for a motion to pay the insurance bill. The motion was seconded and carried.

5) Darlene announced that Ray McKinney had moved out of the Park and submitted his resignation.

6) Lois Maiolo announced that there was going to be a Veteran's Day Luncheon and the sign up was at the Bulletin Board.

7) There is a Homeless Veterans Food Drive Donation Box at the front of the Club House. Lois asked if anyone had any extra food to place it in the donation box.

8) The Topic of the Lot Rent Increase for 2025 was next on the Agenda. Lois started the discussion asking for everyone to wait and talk when recognized. It was important to keep the meeting orderly.

9) Tom gave a detailed summary of the six (6) hour meeting that resulted in the owners stating they wanted a \$65.00 monthly increase for 2025. Tom then explained that he and Linda were notified that the owners want to follow up with a phone conference call. Tom gave a detailed summary of that conference call. The owners then stated they were going to have a \$ 75.00 monthly increase for the lot rent. Those in attendance commended Tom for his efforts in the meeting with the owners.

10) Numerous people in attendance voiced questions and comments about the rent increase. The following are bullet points during the conversation;

- a) don't pay the increase
- b) what about the comparable parks
- c) what is the market value
- d) can we get a State Representative involved
- e) what about a generator for the water and septic system as we were close to a health issue at the park
- f) hire a lawyer
- g) need better communication
- h) the park's expenses went up which would explain the increase
- i) Other parks have increased their lot rents

11) Judy Thompson was starting to talk about the 723 State Statues when the meeting was adjourned due to attendees being out of order and abusive.

12) The Meeting was adjourned at 7:52 PM

These Meeting Minutes recorded by Butch Kowalczyk