

Weeki Wachee North Home Owners Association Member Meeting

Meeting Date: 6/2/2025

Meeting Convened: 4:03 PM

HOA Board Members Present:

- President: Linda Bouska
- Vice President: Vickie Knowles
- Treasurer: Gwen Mahon (absent)
- Secretary: Joline Bailey
- Trustee: Sherry Phillips
- Trustee: Wayne Conklin

Number of HOA Members Present: 14 (Roster available for review)

Quorum of 20% of Total HOA Members of **84** required for potential votes: **17**

Meeting Minutes:

1. Meeting called to order by President, Linda Bouska
2. Pledge of Allegiance and Moment of Silence was conducted
3. Introduction of all Board Members was given
4. Secretary, Joline Bailey, read minutes of previous Board Meeting held on 5/5/25. Minutes were accepted by motion from Vickie Knowles and seconded by Michelle Holliday
5. Treasurer's report was read by President Linda Bouska due to the absence of Gwen Mahon as noted below:
 - General Fund Beginning Balance: \$10,186.11 Ending Balance: \$10,400.61
 - Legal Fund Checking Beginning Balance: \$5,488.00 Ending Balance: \$5,506.00
 - Legal Fund CD Beginning Balance: \$12,940.28 Ending Balance: \$18,715.84
(Interest=268.00 and rolled into balance)
6. Treasurer, Gwen Mahon was to explain how a Money Market Account works due to member questions at prior meeting, but due to absence this was tabled.
7. Activities Committee discussion was conducted by Vickie Knowles. The Mother/Father's Day Brunch is being held on Saturday, June 14th from 11:00 AM – 1:00 PM. Management is sponsoring the cost and members will not be required to bring anything. Activities Committee will be discussing a possible July 4th Celebration. Members were reminded of Veteran's Day lunch being held on July 11th.
8. Old Business:
 - Website is currently not being updated at all. Volunteers for assisting with Newsletter and Website were requested but no volunteers came forward.
9. New Business:
 - Joanne Clancy, present at this meeting, volunteered to maintain the bulletin board on the outside of the building. President Linda Bouska asked that anything placed on the board be reviewed and approved by the HOA Board before posting.

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- Michelle Holliday asked what had been done in the library, citing that it looked empty. Vickie Knowles advised that many books were old and musty and were causing an unpleasant odor in the library. Books from 1990-2010 were discarded. She also stated that we need a volunteer to run the library, however there were no volunteers. Additionally, Michelle stated that something should have been placed in the monthly newsletter. The Board agreed and in the future, a more concerted effort will be made to add such things to the newsletter including a volunteer to run the library.
- Wayne Conklin suggested that a recording device be purchased so that all discussions were properly and accurately available to the Secretary. President Linda Bouska advised that we did not have enough members to vote on the suggestion. We agreed to request assistance by posting something in the newsletter and Joanne Clancy agreed to place a request for assistance on the external bulletin board. Discussion also included the need for a PA system or something similar so that meetings and events would include the ability for everyone to hear. Members Mike Schneider and Rich Davis would go through the storage closets to see if anything was immediately available that we could use.
- Rich Davis asked whether/when Board Members will be trained by the State of Florida to become certified. President Linda Bouska advised that we have had discussions and are currently in the process of seeking avenues of such training. Richard felt that being certified may offer some credentials during future negotiations with management.
- Members discussed the importance of representation during negotiations and that it may be beneficial to ask management in advance of any such negotiations what expectations they have from the HOA.

10. Questions From Attendees: None

11. Adjournment: 4:45 PM

Motion from Harry Kyler

Seconded by Michelle Holliday