

Weeki Wachee North Home Owners Association Member Meeting

Meeting Date: 10/6/25

Meeting Convened: 7:03 PM

HOA Board Members Present:

- President: Linda Bouska
- Vice President: Vickie Knowles
- Treasurer: Gwen Mahon (Absent)
- Secretary: Joline Bailey
- Trustee: Sherry Philips
- Trustee: Wayne Conklin
- Trustee: LeAnne Lesmeister

Number of HOA Members Present: 23 (Roster available for review)

Number of NON-HOA Members Present: 2

Quorum of 20% of Total HOA Members of 80 required for potential votes: **16**

Meeting Minutes:

1. Meeting called to order by President, Linda Bouska.
2. Pledge of Allegiance and Moment of Silence was conducted.
3. Secretary, Joline Bailey, read minutes of previous Board Meeting held on 9/8/25. Minutes were accepted by motion from Vickie Knowles and seconded by Sherry Philips.
4. Treasurer's report for September 2025 was distributed to members who were present and discussed by Linda Bouska due to Gwen Mahon's absence. Copies are available upon request.
5. Activities Committee:
 - Vickie Knowles advised that Bunco has been quite a success and the next scheduled event is October 9.
 - October 14th is scheduled as our next Craft Day.
 - The next Activities is scheduled for October 16th.
 - An October breakfast brunch is scheduled for October 18th.
 - LCR (Left, Center, Right) is scheduled for October 23rd.
 - A Halloween Party/Chili Cookoff is scheduled for October 31st. We will have DJ, Summer Rain as entertainment and awards will be given for Most Original Costume and Best Chili.
 - A Community Craft Fair and Bake Sale is scheduled for December 6th. Linda Bouska has advised that we have at least 7 members in the park who will be participating and at least 6 external vendors have signed up.
 - November 8 is the annual Yard Sale and will include two trash dumpsters for items that cannot be disposed of in our normal dumpsters. Dumpsters will be located at the end of Amity and Shawnee from Friday to Monday. No chemicals are to be disposed of.

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- November 11th is our Veterans Lunch celebration at the park.

6. Old Business:

- Annual Courtesy Meeting results were discussed. Linda Bouska, Wayne Conklin, Rich Davis, and Vickie Knowles attended the meeting.
- Our rental increase for 2026 is \$37.31 making our total monthly rent \$848.21.
- There are 3 documents posted on the bulletin board in the Clubhouse that explain changes discussed in the Courtesy Meeting.
- Management has advised that some changes will be made to the small clubhouse but that our water system is being upgraded resulting in a large expense to them this coming year.
- Management is adding a second kayak rack in the back storage area as well as a Dart Board.

7. New Business:

- **Request from Management:** HOA remind residents that no one is to go beyond the Trash Dumpsters in the back storage area for any reason. It is a safety issue. Additionally, we were asked to remind residents of the dumping rules again. They also advised that trash is to be placed curb-side on trash pickup days.
- **Elections** for the upcoming year were discussed. A nomination committee of four people is required to establish interest/ballots. Darlene Reinhard is the Committee Chairperson. The committee must be established and must present the ballot with candidate names by our November HOA Member meeting. The committee will then count votes at the December HOA Member meeting.

8. Questions/Comments from Attendees:

- Wayne Conklin advised that we collected \$55.00 in can recycling.
- If residents would like the Park Phone Book emailed to them, there are sign up sheets in the clubhouse.
- Wayne Conklin suggested to members present at the meeting to try to bring one resident to the next Member Meeting to encourage more participation.

9. Adjournment: 7:32 PM

Motion from Bob Reinhard
Seconded by Michelle Holliday