

# Weeki Wachee North Home Owners Association Member Meeting

**Meeting Date:** 7/7/25

**Meeting Convened:** 4:00 PM

**HOA Board Members Present:**

- President: Linda Bouska
- Vice President:
- 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 6/2/25. Minutes were accepted by motion from Gwen Mahon and seconded by Mike Gerity
5. Treasurer's report was distributed to members who were present and discussed by Gwen Mahon
6. Activities Committee discussion was briefly mentioned by Linda Bouska due to the absence of Vickie Knowles. Linda advised that everyone should check the bulletin boards, newsletter, etc. for information.
7. Old Business:
  - Website was not being updated at all. However, Leanne Lesmeister has volunteered and is in the process of obtaining all necessary and pertinent information to begin work immediately. The current website displays Under Construction in the interim.
  - Joanne Clancy has volunteered to maintain the external bulletin board, but no updates have been provided by her and she was not present at the meeting to discuss.
  - Michelle Holliday raised issues about the library. Gwen Mahon has volunteered to maintain the library and Rena Krause has volunteered to maintain the puzzles.
  - Wayne Conklin suggested that a recording device be purchased so that all discussions were properly and accurately available to the Secretary. President Linda Bouska has purchased such a device and it is ready for use. Secretary Joline Bailey needs some instruction on how to use it.
  - Previous 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

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immediately available that we could use. They did locate the PA System and have verified that it is in working order, however the board requires instruction on how to use it.

- Rich Davis asked whether/when Board Members will be trained by the State of Florida to become certified. President Linda Bouska advised that we are still in the process of completing this open item.

### 8. New Business:

- Wayne Conklin, who is temporarily picking up cans for recycling, advised he took 6 bags of cans to the recycling site and advised that we earned \$47.12. He also advised members not to include trash with their cans when placed curbside.
- Gwen Mahon, Treasurer, advised members that we received an offer from Regions Bank to have a representative come out to our location and provide a presentation of the types of scams that target the elderly and infirm. Members agreed but we will plan sometime later in the year when most residents have returned to Florida.
- Additional Welcome Bags have been purchased and Linda Bouska presented the final rendering of what they will look like.
- John Bouska has volunteered to take over the monthly newsletter from Linda Bouska to allow her time to tend to other board issues.

### 9. Questions from Attendees:

- Member (unknown name) asked how we discarded books from the library. Linda advised that some were destroyed due to their condition. Others were donated to Jericho Ministries and the Sheriffs Youth Ranch.
- Member Judy Thompson advised that the board is required to have 3 trustees and we only have two. Wayne Conklin confirmed it after reviewing the Bylaws and Linda Bouska advised we will resolve that issue.

### 10. Adjournment: 4:29 PM

Motion from Mike Gerity

Seconded by Wayne Conklin