

# Weeki Wachee North Home Owners Association Member Meeting

**Meeting Date:** 8/4/25

**Meeting Convened:** 4:00 PM

**HOA Board Members Present:**

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

**Number of HOA Members Present:** 16 (Roster available for review)

Quorum of 20% of Total HOA Members of 79 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. Introduction of all Board Members was given
4. Secretary, Joline Bailey, read minutes of previous Board Meeting held on 7/7/25. Minutes were accepted by motion from Gwen Mahon and seconded by Bob Reinhard.
5. Treasurer's report for July 2025 was distributed to members who were present and discussed by Gwen Mahon.
6. Activities Committee:
  - In the absence of Vickie Knowles, Linda Bouska advised that Bunco was scheduled for August 14 at 6:00 and is \$5.00 to play.
  - Labor Day potluck is scheduled for September 1 at 1:00 and all participants are encouraged to bring a dish.
7. Old Business:
  - Website: Leanne Lesmeister gave status advising that an email submission form is being added to the site as well as the Activities. This will allow residents to submit suggestions, complaints, etc.
  - Trash Disposal: Wayne Conklin advised members that he has verified with management that there have been no changes the trash disposal policy concerning prohibited items. Linda Bouska advised that we nearly lost our free trash disposal after talking with management. Wayne Conklin advised that our neighboring community, Windward Village, currently pays \$300.00 per year for trash disposal.
  - Board Certification: Almost all members have successfully completed the necessary HOA certification. The goal for total completion is September 1, 2025.

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## 8. New Business:

- Annual Courtesy Meeting with management is scheduled for the end of September. Linda Bouska advised that management is inviting one board member and two additional residents to that meeting. Linda Bouska also advised that the purpose of the meeting is to listen to management's comments and possibly offer some suggestions on the part of residents. She is requesting that volunteers to attend the meeting come forward by sending her an email expressing interest and the board would review those residents.

## 9. Questions from Attendees:

- Darlene Reinhard asked what management has done for the residents during the past year and that the information could possibly be presented to management during negotiations at the Courtesy Meeting.
- Sharon Nalker asked if anyone knew what the law is concerning the amount a rent can be raised. The board advised that the law allows for Fair Market Value plus 20%. In terms of Fair Market Value, our community is compared to Club Wildwood and Cloverleaf.
- Joe Raymann asked what is being done on the two broken braces at the pool. The board did not have information, however Linda Bouska will discuss the issue with management.

## 10. Adjournment: 4:52 PM

Motion from Bob Reinhard  
Seconded by Gwen Mahon