

# Weeki Wachee North Home Owners Association Member Meeting

**Meeting Date:** 9/8/25

**Meeting Convened:** 4:05 PM

**HOA Board Members Present:**

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

**Number of HOA Members Present:** 15 (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. Secretary, Joline Bailey, read minutes of previous Board Meeting held on 8/4/25. Minutes were accepted by motion from Debbie Curry and seconded by Darlene Reinhard.
4. Treasurer's report for August 2025 was distributed to members who were present and discussed by Gwen Mahon. Copies are available upon request.
5. Activities Committee:
  - Vickie Knowles advised that Bunco has been quite a success and the next scheduled event is September 18 at 4:00 and is \$5.00 to play.
  - A new game, Left, Center, Right begins on September 11 at 4:00. Sherry Phillips will be leading the games.
  - An October breakfast brunch is being discussed.
  - There is discussion of a Chili Cook-Off.
  - Halloween celebrations are being worked out. This will include dressing up, music, a best-costume contest at a minimum.
  - There is discussion regarding a Craft Fair and Bake Sale to include external vendors in addition to residents' crafts. Management has approved the invitation of external vendors since the HOA has liability insurance. There will be a charge of \$10.00 per table for Crafts and \$5.00 per table for Baked Goods.
  - November 8 is the annual Yard Sale and will include two trash dumpsters for items that cannot be disposed of in our normal dumpsters.
6. Old Business:

# Weeki Wachee North

## Home Owners Association Member Meeting

- Annual Courtesy Meeting with management is scheduled for September 18. Linda Bouska advised that we have four members, three Board members and one park resident, who will be attending the courtesy meeting and that those members will be meeting prior to the session with management to prepare for the discussion.

### 7. New Business:

- **Request from Management:** HOA remind residents that parking on grassy areas is prohibited. Additionally, the posted speed limits and adherence to Stop signs is imperative and is being monitored for the safety of all of the residents. These items will be added to the Newsletter and the Website.
- **HOA Membership:** Linda Bouska advised the membership that we may want to consider automatically adding new residents to the HOA, free of charge for the first year. The quorum of 20% membership was not present to vote so Linda will solicit interest in the newsletter.
- **The Finance Committee** which previously consisted of two residents is in need of one member. Resident Deb Pellerin is currently still performing this function. Linda Bouska will advertise the need for an additional member in the monthly newsletter. This position requires verification that the Treasurer's monthly reports are accurate and balance to the documents on file with the bank.
- **Homestead Exemption** was discussed by Wayne Conklin. He has prepared a comprehensive package of information which is available from the management office and copies are available in the Clubhouse.
- **Elections** for the upcoming year were discussed. Many of the Board Members' terms will expire in December. A nomination committee of four people is required to establish interest/ballots. Darlene Reinhard volunteered to chair the nomination committee and will solicit additional members. The committee must be established and must present the ballot with names by our November HOA Member meeting. The committee will then count votes at the December HOA Member meeting.

### 8. Questions from Attendees:

- Gwen Mahon, who maintains the Library, mentioned that a bookshelf had been moved and that some of the books had been refiled. She will return everything to its original state and reminded the membership that there is signage in the Library requesting that returned books be placed on a table so that she can maintain their original placement.
- Bob Reinhard advised that Cookbooks, Magazines and Non-Fiction have not been popular in the past. Gwen Mahon advised that she discards the magazines.
- Debbie Curry advised that the pool cover needs to be replaced. Darlene Reinhard volunteered that she was aware that management had been measuring the cover for replacement this past week.

# **Weeki Wachee North Home Owners Association Member Meeting**

**9. Adjournment: 4:46 PM**

Motion from Dot Moore

Seconded by Gwen Mahon