

Weeki Wachee North Home Owners Association Member Meeting

Meeting Date: January 5, 2026

Meeting Convened: 4:10 PM

HOA Board Members Present:

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

Number of HOA Members Present: 42

Number of NON-HOA Members Present: 5

Quorum of 20% of Total HOA Members of 42 required for potential votes: 8

Meeting Minutes:

Meeting called to order by President, Linda Bouska.

Pledge of Allegiance and Moment of Silence was conducted.

Secretary, Joline Bailey, read minutes of previous Board Meeting held on December 1, 2025. Minutes were accepted by motion from Connie Barrow and seconded by Joyce Cabral.

Treasurer's report for December was distributed to members who were present and discussed by Gwen Mahon. Copies are available upon request.

Activities Committee:

Vickie Knowles presented to members 3 quotes she has received for the Valentine's Day party, assuming a headcount of 50:

Bob Evans	\$685.00
Cracker Barrel	\$719.00
Honey Baked Ham	\$800.00

For \$500.00, we can get 2 spiral cut hams from Sam's and provide a baked potato bar, green beans, corn, rolls, Strawberry Shortcake, Coconut Cake and music from resident Ed Hilbreth. Vickie asked for a motion and second to accept this offer and both were received by Jackie Esienbarth and Kathy Alexander.

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Old Business:

None to address

New Business:

2026 HOA Dues:

Approximately 30 members present at the meeting paid their 2026 HOA Dues. Linda Bouska will post a flyer on the website (www.hoa.com) reminding residents that they can pay their dues at any event or meeting and Joline will add a note to the February Newsletter.

Results of Management Meeting on 12/29/25:

Linda asked Secretary, Joline Bailey to read the notes from the Park Management meeting. Those issues are listed below and a certified letter asking for written resolutions was sent on January 2 to the owner of the park.

- Pool Lock and Cover not meeting Rules & Regulations concerning availability
- Pool Area Cleanliness
- Pool Screen Enclosure Beam
- Pool Chemicals
- Office Hours not meeting Rules & Regulations concerning availability
- Standing Water on Shawnee reported close to one month ago
- Lawn Maintenance and broken sprinklers
- Condemned Property on Shawnee
- Cleaning of Clubhouse

Members were also advised to use onehappyresident@gmail.com to send complaints and issues, but were asked to be respectful and professional in their communications. Additionally, members were advised that they must provide clear examples so that management knows who to contact to resolve resident issues. Management cannot be expected to respond when residents say they don't want he/she to get in trouble so they don't provide names.

Questions/Comments from Attendees:

Linda Conklin asked about the phone book. Members have been advised that management is no longer supporting the updates to the phone book. They have, however, agreed to use a form created by the Secretary to get new residents to approve of having their numbers published. These new residents will then be sent to the Secretary to update the phone book accordingly. Secretary advised that working on and completing the phone book will take time so a commitment for completion could not be given.

Adjournment: 4:56 PM

Motion from: Kathy Alexander

Seconded by: Gwen Mahon