

Weeki Wachee North Home Owners Association Member Meeting

Meeting Date: 12/1/25

Meeting Convened: 7:11PM

HOA Board Members Present:

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

Number of HOA Members Present: 31

Number of NON-HOA Members Present: 5

Quorum of 20% of Total HOA Members of **83** required for potential votes: **17**

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 11/3/25. Minutes were accepted by motion from Bob Pellerin and seconded by Harry Kyler.

Treasurer's report for November 2025 was distributed to members who were present and discussed by Gwen Mahon. Copies are available upon request.

ELECTION

There are 3 open positions on the Board and only 3 nominations were received during the November 2025 HOA Member Meeting. The candidates are Linda Bouska, Vickie Knowles, and Sherry Philips. In the previous year, a formal ballot vote was not conducted because the same scenario existed. At that time, a motion was made to accept the existing candidates, seconded, and approved by a show of hands from the HOA membership present at the Election meeting. The 2026 election was held in the same manner since this type of election is not addressed in the Bylaws.

Motion Made by: Deb Pellerin

Motion Seconded by: Bob Smith

Count of Hands: **35**

The election was concluded.

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CHRISTMAS PARTY:

As required by Section 6.2 of our Bylaws, expenditures that meet or exceed \$500 requires the HOA to obtain 3 competitive quotes, present them to the Board and then present them to the Membership for a vote. Those quotes were received and the Board chose the most cost-effective offer. Vickie Knowles presented the plan to the HOA members present as follows:

Café Connection will be delivering and setting up the food, which will consist of:

- Meat Lasagna
- Chicken Parmesan
- Veggie Lasagna
- Garlic Bread
- House Salad
- Dessert is being provided by our own resident, Mari Zalesky and she is making Tiramisu and a 3-layer Cheesecake

The plan also includes a 3-piece band called the Stragglers.

The cost of the food is \$623.03 for an estimated 50 people. Dessert is \$85.00 and the band is \$350.00 which is a total of \$1058.03. Vickie asked for a show of hands from the members present and a majority accepted the plan. Vickie also presented the following details to the membership:

Dinner is December 20 and will be served from 6:00-9:00 PM.

- Tickets are being sold and must be purchased before the dinner. The cost of the tickets are:
 - ✓ \$10.00 for each HOA Member
 - ✓ \$12.00 for each non-member resident
 - ✓ \$14.00 for each non- resident
- Tickets will be sold at the Main Clubhouse on these dates:
 - ✓ 12/5/25 Friday: 4:00PM-6:00PM
 - ✓ 12/8/25 Monday: Noon-2:00PM
 - ✓ 12/13/25: Friday: 1:00PM-3:00PM
- The deadline for purchasing tickets is 12/15/25, Monday. You must bring your ticket with you to the dinner.
- If you have not purchased a ticket before the dinner, they will be sold at **both the front and back doors** on the evening of the event and are priced as follows:
 - ✓ \$15.00 per HOA member
 - ✓ \$18.00 per non-member resident
 - ✓ \$20.00 per non-resident

Adjournment: 7:28PM

Motion from: Vickie Knowles

Seconded by: Joline Bailey