UNAPPROVED MEETING MINUTES

SOUTHERN WOODS PROPERTY OWNERS' BOARD MEETING

DATE & TIME: **January 4, 2023, at 3:00 PM**

PLACE: **Citrus National Golf Club / Dining Room (Formerly Southern Woods Golf Club)**
1501 Corkwood Boulevard / Homosassa, FL 34446

1. **Call to Order**
    a. The meeting was called to order at 3:01 P.M.
2. **Roll Call**
    a. We had a quorum of the Board with all five board members present.
    b. Donna Baran from BPM was also present.
3. **Minutes**
    a. The October meeting minutes are on the owner portal.
    b. The UNAPPROVED December 2022 Annual Meeting minutes will be posted on the SWPOA site and available for everyone to read.
        1. These meeting minutes will be formerly approved at the next annual meeting.
4. **Committee Reports**
    a. **Beautification**
        i. The holiday lights are being removed today 1/4/2023.
        ii. The landscaping project is underway.
    b. **Rules**
        i. No Questions or Comments
    c. **Architectural**
        i. There is lots of activity with new construction of homes. The ARC Committee is making sure that they are all in compliance with the SWPOA documents.
        ii. There was a question regarding the port o potty and dumpster on the lots that are being built.
            1. The Board will talk to the contractors about cleaning up.
    d. **Financial**
        *i. **Barbara Fitzpatrick reviewed the financial reports and made a motion to accept as submitted. The motion was seconded by and approved by all, motion carried.***
5. **Old Business**
    a. **Complete the Annual Meeting**
        i. NO QUORUM – unable to hold the annual meeting. This was the second attempt so we will not try for a third time. The next annual meeting will be in 2024.
    b. **Update 40 Acre Plot of land off Woodfield Circle**
        i. We have paperwork from JW VanLoon.
        ii. The 40–acre lot is still pending – there are other offers coming in.
        iii. According to the County – this property is deeded for single family and mobile homes.
        iv. There are three variances for this property.
6. **New Business**
    a. **Notification of impending lawsuit from Mr. Cena**
        i. Mr. Cena notified the Board / membership that he will be filing a lawsuit against the Association for the Spectrum Contract. He said his civil rights are being violated.
        ii. The Association Attorney said the Association should have no conversation with Cena. All communication MUST go through the attorney.

b. **Violations**
    i. Donna Baran gave an update on what was looked at today during the inspections drive through.
    ii. We will be doing a friendly notice to everyone in the Community with full detail letting them know what was found and to please inspect your properties and fix any of the items. We will be driving through to see what progress has been made with the homes in question. If they are not complied with, violation letters will be mailed out.
c. **Collections**
    i. There are accounts that are in arrears. We will be sending these accounts to the Attorney.
d. **Spectrum contract upcoming renewal**
    i. The contract is up this year. We are meeting with the bulk representative to discuss renewal pricing.

7. **Comments**
    a. **JW**- ARC rules and regulations
        i. Discuss the requirements for new buildings- The arc committee will investigate.
    b. **Tom**- Please clarify the spectrum contract.
        i. The spectrum contract was a budgeted item with or without spectrum contract- the majority voted for the contract.
8. **Next Meeting**
    April 5th @ 3:00 P.M.
9. **Adjournment**
    a. There being no more business to conduct, the meeting was adjourned at 3:45 P.M. by Frank Dagliere and seconded by Barbara Fitzpatrick, all in favor, motion carried.