

**Winslow Farm Community Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, September 30, 2008 6:00 PM Monroe County Library**

**Call to Order:**

Meeting Called to order 6:00PM Nancy, Sarah, and Anita Present , Carol arrived 6:15  
Property Manager Carole Damon present

**Financial Report:**

Carole Damon gave the financial report

**Approval of August & September Board Minutes:**

Carol Sylvester, Secretary made motions to accept the following August & September Board minutes:

1) **August 7, 2008 Minutes** of Board Meeting With Moss Creek and Moss Creek Village

Maker: Carol

Second: Sarah

Minutes passed 3-1

2) **August 14, 2008 Minutes** of regular BOD meeting

Maker: Carol

Second: Sarah

Minutes passed 3-1

3) **August 22, 2008 Minutes** of Special Board Meeting to complete agenda from 8/14

Maker: Carol

Second: Sarah

Minutes passed 3-1

Concern expressed by Anita over changes to minutes she submitted. Explanation from secretary is that there were a number of inaccuracies, and that they also were formatted to be closer to Roberts Rules.

4) **September 4, 2008 Minutes** of Regular Board Meeting

Maker: Carol

Second: Sarah

Minutes passed 3-1

5) **September 9, 2008 Minutes** of Special Board Meeting

Maker: Carol

Second: Sarah

Minutes passed 3-1

6) **September 16, 2008 Minutes** of Special Board Meeting

Maker: Carol

Second: Sarah

Minutes passed 3-1

7) **September 23, 2008 Minutes** of Special Board Meeting  
and meeting with Insurance Agent to review coverage

Maker: Nancy

Second: Sarah

Minutes passed by 3-0

Carol abstained because she was not at this meeting.

**Homeowner Comments:**

Homeowner from MCV submitted a petition regarding ponds. Board will take up petition during October Meeting. Same homeowner asked a question regarding availability of board minutes.

**Committee Reports:**

**Landscape:**

**Motion to allocated \$500.00** under the category landscape for purchase and planting of fall flowers and rain garden plants such as cat tails & water iris in the dry & wet ponds common areas.

Maker: Nancy

Second: Sarah

Vote: Passes 4-0

Mowing of Grass around ponds 4, 5, 6, 7 discussed:

No response from our letters to Hallmark on the issue, so board will get bids to take over mowing the areas around the ponds we own and stop fertilizing.

**Pond Committee:**

Standards will be taken up at the October Board Meeting

**Motion made to complete Bush Hogging in Dry Pond not to exceed \$1,500.**

Maker: Sarah

Second: Carol

Motion Passes 3-1

Anita votes no due to a desire for more information on exact work to be completed.

**Motion that \$1500.00 be allocated from reserves under the category maintenance for purchase and placement of rip rap and stone in common areas, around concrete water run off devices near wet ponds 5, 6, and 7.**

Maker: Nancy

Second: Carol

Vote: Motion passes 4-0

**Motion made at Sept. 23 meeting that \$2000.00** be allocated from reserves under the category maintenance for purchase and placement of rip rap and stone in common areas, under fence, below spillway, under bridge in pond 6, below weir in pond 7 and to detain sediment in lagoon in pond 7.

Maker: Nancy

Second: Carol

Vote: Motion passes 3-1

Motion that \$4,999.00 be allocated from reserves under the category maintenance for Smedley contract for dredging & cleaning of sediment from pond # 3 near the bridge. Sediment will be moved to the lagoon area for planting of rain garden plants. Amended by Maker to \$4,000.

Maker: Carol

Second: Sarah

Vote: Motion passes 3-1

Concern expressed by homeowner and board member over doing work on ponds without a comprehensive plan.

Board members respond that this job will have to be done whatever outcome there is for the ponds, and should have been completed long ago.

Motion that \$2000.00 be allocated from reserves under the category maintenance for purchase and placement of rip rap and stone in common areas, under bridge in pond 3.

motion based on concerns expressed over job.

**Neighborhood Reports:**

No reports given.

Motion made to repair stone wall on corner of Wylie Farm Rd. and Azalea Lane for \$425, due to damage from the wall being an initial sign post structure.

Maker: Anita

Second: Nancy

Amended to read as a one time repair due to the fact it was built, and originally held the New Bent Tree Sign.

Amendment passes 3-1

Amended Motion passes 4-0

Homeowner expresses concern over spending money on private property. Board member expresses same concern, but adds the notification to owner that this is a one time fix due to this wall having been a sign post structure at one point.

**Old Business:**

Motion to return check to Bayberry due to wrong amount, and let them know fence must be inspected pursuant to covenant 9.1. Resolution is to be discussed with Azalea Lane residents as well.

Maker: Sarah

Second: Carol

Vote: Motion passes 3-1

**New Business:**

Resolution 1 dated September 30, 2008

Winslow Farm Community Association, Inc. Board of Directors resolves to call a Special Meeting of the Homeowners on Sunday October 19, 2008.

Stated purpose of said meeting:

Provide homeowners with information and documents and allow for discussion of all aspects of the common property/maintenance area known as the wet ponds and the dry pond.

Vote on pond maintenance contracts in excess of \$5000.00 such as, but not limited to, the conversion of the end of pond # 3 near bridge into a rain garden.

Discuss potential document changes such as defining common property, increase in size of board of directors, enforcement of covenants, graduated fees and information from attorney, as per proposal passed by homeowners voting at 2007 annual meeting

Maker: Nancy

Second: Carol

Passes 3-0

**Resolution 2 dated September 30, 2008**

Winslow Farm Community Association, Inc. Board of Directors resolves to call a Special Assessment Meeting of the Homeowners on Sunday October 19, 2008.

Stated purpose of said meeting:

1. Vote on special assessment of \$350,000 (\$840.00 per member home) to return the common maintenance areas know as the “wet ponds” to as close to original condition as possible by dredging and replacing liners, weirs, pumps, pipes, installing sediment traps and converting some wet pond areas to creeks and/or rain gardens.

Maker: Nancy

Second: Carol

Passes 3-0

**Meeting Adjourned**

**Respectfully submitted by Carol Sylvester, Secretary**