

WHOA Board of Directors

Meeting Minutes for March 19, 2024

Present: Cecilia, Wyatt, Phillip, Kristin, Caleb, Fabio, Jim

Absent: Alexa, Michael

Guests: Alice, Helene, Ayelette

Community Members Attending:

1. Call to Order

- a. Meeting was called to order by Wyatt at 7:05 pm.

2. Approve Minutes:

- a. Jim moved to approve, and Kristin seconded.
 - i. The vote passed with two abstaining that were not in attendance in February.

3. Committee Updates:

- a. Architectural Committee: Donna is reviewing the Frontsteps portal. Will provide feedback on switching from NABR to Frontsteps after review.
- b. Buildings and Grounds:
 - i. Clubhouse renovation update: Invoices Paid: Real Floors (\$2346.24), HRB: (\$3200), Custom Air Solutions (\$1750). There are two final Real Floor invoices (\$2739 and \$132). Caleb has reached out to them with a question regarding these before final release. Clubhouse renovations look great!
 - ii. Tabled the Exercise Room Survey request by David until next meeting when can be in attendance.
- c. Sustainability Committee: Fabio, Helene, and Ayelette in attendance. No Mow April planned. Received the first report from Brightview this month.
- d. Recreation Committee:
 - i. Upcoming events:
 1. Egg Hunt
 2. Wonder Lab children's event

3. Rummy Night
 4. Children & Maternity Clothing Swap
 5. Plant Swap
 6. Social Night Aperitif
- e. Finance Committee: Jim: Financials were received right before the meeting, but everything seems in order. The approved investments will be updated on the Balance Sheet on the March financials.
 - f. Pool Committee:
 - i. Thank you to Phillip for his volunteer project on restrapping the future.
 - ii. Recommend the purchase of the following new items: 1 7.5 umbrella with crank (\$415) and base (\$160), 2 42" table bases with fiber glass top tables (\$780) , and 9 dining chairs (\$1215). Kristin motioned to approve the purchase of new pool furniture as recommended for up to \$3000 from Pinnacle Pool. Phillip 2nd. All in favor.
 - iii. New shower heads will be installed. Alice will share links from Lowes. Wyatt volunteered to pick them up and install.
 - iv. Wyatt volunteered to install the mesh netting around the perimeter of the fence as a duck block.

4. Unfinished Business:

- a. The draft RFP for the On-Site Building and Grounds Coordinator was approved for release. Kristin will send it through the community list-serv.

5. New Business:

- a. Power-On Proposal # 24-0162 for \$1868.13 was tabled. Wyatt is having an electrician contact provide a quote. It will be shared upon receipt and a decision made via email.
- b. Ellis' 2024 Lake Maintenance Contract: Jim motioned to approve. 2nd- Phillip. All in favor. Wyatt will sign.
- c. SOR's pressure washing quote #2018253. Jim motioned to approve the clubhouse (\$400) and the concrete (\$1050), but not the pool deck (\$1115). Kristin 2nd. All in favor except one abstention.
- d. Southeast's Pool Phone proposal to change from current analog line (\$95/month) to wireless option of \$40/month with a onetime \$250 install fee. Jim motioned to approve this proposal. 2nd – Caleb. All in favor.
- e. Annual Meeting: Tentative date is May 22nd. Betsy Martin will be asked to serve as the moderator/host again.

6. Meeting adjourned at 8:13 pm.

a. Our next regular Board meeting is scheduled for April 16th at 7 pm.