

February 9, 2026 – 4:00p
Monthly Board Meeting

In attendance: Cliff Moody, President
Chuck Buzzy, VP
Marissa White, Treasurer
Mary Weigly, Secretary
Andrea Fusco
Nancy Jones
Marybeth Ulsaker
DJ Zerwekh

Call to Order @ 4:02p

Roll call of officers and directors was taken and a quorum established

Secretary's report:

- Copies of January 12 meeting minutes and January 22 meeting minutes were furnished to Bd members
- Office copy of Chapters 617 and 720 is current

Andrea Fusco moved to approve the minutes of both the January 12 and 22 meetings. Seconded by Nancy Jones. Motion passed unanimously.

President's Report:

- Park projects: we have received three bids on the sidewalk repairs, and two bids on debris removal.
- Two bids on debris removal, including free stump removal, and stump removal plus possible baseball diamond refurbishing for free
 - Cliff has written quotes: \$270 and \$1000. The lower quote is from an RCE homeowner (Blue Sky) who will remove the broken bench, and all the debris placed by the wood line. Motion from Cliff, second from Chuck, for Chuck to move ahead with Blue Sky AFTER verifying they are insured. Motion approved unanimously.
 - Discussion about MSBU and possible reimbursement for past repairs/improvements (park projects, for example). Chuck will get more info about working with MSBU and possibly meeting with them.

Treasurer's Report:

- Marissa resigns from Treasurer position. DJ volunteers to become Treasurer. On motion from Chuck and second by Nancy, motion to approve DJ as Treasurer passed unanimously. DJ will go to the bank with Chuck to sign paperwork and get credit card.
- Discussion re settlement negotiation to resolve unpaid HOA fees; on motion from Andrea and second from Cliff, and unanimous approval, Cliff and Chuck will draft counteroffer.
- Lease for office is up Feb 28. Motion by Andrea for Cliff and Chuck to meet with Jamar 19 LLC and negotiate new lease, second by Nancy. Motion passed unanimously.
- Discussion about moving some savings account reserves into a CD with higher interest rate. Treasurer will get more information.

DRAC Report:

- Trash on Floral reported to Hernando County Code Enforcement.

- Bd members will contact prospective committee members

ARC Report: no new applications

Community contracts/projects:

- Matt/Bill – list of materials and costs for 2nd half of dock – Matt has resigned from the board. Cliff or Chuck will need to obtain cost estimates
- Artistic Lawn Care – Cliff will get estimate on new sod for the front two entrance islands, as well as other ground cover options. Artistic will fix water leak and bill us.
- Pickleball courts –
 - Ace Coatings Florida was the pickleball court contractor. Chuck and Cliff will contact them and set up meeting for warranty repair.
- Prior Board authorized President and VP to spend up to \$200 without needing Board approval. Marissa reiterates that receipts are required for every expenditure and Board should be approving anything other than office supplies. Cliff moves to rescind that authorization, and Andrea seconds. Motion passes with no nays.
- Recent windblown shade over playscape – one of our homeowners fixed this for free.
- Flag tender – Dave Bonomo volunteered
- At park, three pine trees are leaning over the fence/parking area. Nancy recommends removing them, as they look likely to fall. Chuck will get bids.

Old Business:

- Where are November meeting minutes? – Colin supposedly has November minutes. Andrea will draft a letter for the board to send to him requesting he turn over Nov. minutes, as well as all documents, records, passwords, access to FB account and website, etc.
- Updating Sunbiz paperwork. Mary will coordinate with Chuck to file annual report and update current officers and board members

New Business:

- Setting up Zoom meeting with a laptop. Who can handle this? Chuck will bring laptop to next meeting.
- Need to set up Coastal account for trash pickup. Treasurer will need invoices for everything before she can cut a check. Chuck will call and see if we can set up invoicing account because we are non-profit.
- Non-payment of RCEOA fees
 - Need to send certified notices of failure to pay dues – Marissa will get list of past due owners.
 - Discussion about how best to handle delinquencies; when to send notice of violation, possibly using a collection agency. Collection agency would ensure uniform processes and keep us current. Tabled for further discussion.
 - Mary made motion to send out certified notices of failure to pay RCEOA dues. Andrea seconded. All voted in favor. Marissa to get list of delinquencies to Board.
- April Meeting – April 13
 - Reserve meeting room @ Christian Church in the Wildwood, 10051 County Rd, Brooksville – Cliff already reserved for April. Will also reserve for October.
 - Finalize documents to be mailed – March meeting. Templates on computer.
 - Treasurer to print address labels
- Rentals – how to confirm rental duration and delivery of deed restrictions – general discussion without resolution.
- Office computer hard drive is full – offload to thumb or external drive, other solutions?

- Mary made motion to authorize Chuck to spend up to \$200 to purchase an external hard drive to offload records from office hard drive (which is completely full). Marissa seconds; all approve, no nays.
- Have new board members completed required 4-hour training and sent certificate to office?
 - Only DJ needs to complete.

Adjourn: Cliff moves to adjourn; seconded by Chuck. All agree. Adjourned at 6:20p.