

**WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.**

**MEETING MINUTES OF THE BOARD OF DIRECTORS**

**March 22, 2025 @ 10:00 AM**

**DIRECTORS PRESENT:**

Billy Parker - President  
Rodger Moore – Vice President  
William Palmer – Vice President  
Wayne Campion – Treasurer  
Mitch Cady - Secretary

**DIRECTORS ABSENT:**

**IMC:**

Kerrie Stone  
Tammy Perry

**OWNERS PRESENT:**

30 owners, per Sign-In sheet

**CALL TO ORDER AND ADOPTION OF AGENDA:**

Quorum being established; B. Parker called the meeting to order at 10:01 AM.  
M. Cady made a motion to adopt the agenda. B. Parker seconds the motion, and it carries.

**APPROVAL OF MEETING MINUTES:**

R. Moore made a motion to approve the January 11, 2025, Meeting Minutes. W. Palmer seconds the motion, and it carries.

**FINANCIALS / TREASURY REPORT:**

W. Campion stated there is \$792,460 cash on hand, with net operating of \$685,653.  
W. Campion made a motion to open another \$50K CD. Membership seconded the motion, and it carries.  
W. Campion requested IMC to provide an Itemized Statement by month at each meeting.  
W. Campion approved the January 2025 Financials. Membership seconded the motion, and it carries.  
T. Perry went over the 2025 Budget proposal. A few corrections will be made, and the Budget will be presented and voted on at the next meeting.  
911 Phone is \$3,000 per month with AT&T. K. Stone will seek other companies to reduce this cost.

**BOARD / COMMITTEE REPORTS:**

Repairs being made:  
Bulkhead Repairs  
Double pipe section will be repaired next week  
Walking Bridge  
Road Patchwork  
Buoys will be installed  
Tractor replacement is being researched

Tree Removal – Need insured contractor

Undine Rate Increase:

Wildwood Shores has filed a Protest. A Pre- Hearing conference is scheduled on 3/27/25 @ 10 AM. An E-Blast Notification will be sent to the owners.

K. Stone advised that Deed Restrictions are being addressed. Letters have been sent for the following Deed Restriction violations:

Occupancy Rules, Drainage, Holiday Decorations/Flags, Unleashed Animals, Lot Maintenance/Bulkhead, Architectural, Architectural without ACC Approval and General Maintenance.

**NEW BUSINESS:**

An RV/Trailer & Boat Storage Agreement has been created. Each owner will be required to complete the agreement, providing information and pictures of items being stored. B. Parker made a motion to approve the Agreement. M. Cady seconded the motion, and it carries.

**PUBLIC QUESTIONS/COMMENTS:**

One owner advised IMC that they appreciate the website changes as they are more organized and easier to navigate.

DR being followed?

Guard House – allowing people to come through

SJRA - erosion issues along the gulf coast shoreline

Two owners stated that Kerrie at IMC has not responded to them in a timely manner, or not at all. K. Stone advised one owner that the Board has been notified of the situation. K. Stone advised the 2<sup>nd</sup> owner that her message was not received and provided the owner with a card at the end of the meeting.

One owner had a complaint towards the ACC, Board and his neighbor. The Board asked the owner to save the matter until after the meeting to discuss it in private as membership was still present.

**EXECUTIVE SESSION RECAP:**

Implementation of the RV/Trailer & Boat Storage Agreement.

Ratification of the Fine Policy & Fee Schedule.

Ratification of the Payment Plan Policy.

**ADOURN:**

M. Cady made a motion to adjourn at 11:38 AM. Membership seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone.

Approved: \_\_\_\_\_



Mitch Cady, Secretary

Date: \_\_\_\_\_

7-26-25