WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF The Board of Directors
September 26, 2026 @ 10:00 AM

DIRECTORS PRESENT:
Billy Parker - President
Chris Reddick
Shawnah King
Pamela Zinnante
Cliff Warren

DIRECTORS ABSENT:

IMC:
Kerrie Stone

OWNERS PRESENT:
31 owners, per sign in sheet

CALL TO ORDER AND ADOPTION OF AGENDA:
Quorum made; B. Parker calls Mtg. to order at 10:15. Chris moves to approve agenda and July meeting minutes. Shawnah seconds. Ratification of electronic vote to hire replacement maintenance employees, with a 90-day probation.

FINANCIALS
C. Warren presents financials. IMC Portal will retain copy.

PROJECTS
Split Roadway Project: C. Reddick reviewed. Drainage and property access as well as a culvert upgrade are issues. Neighbor impacted wants a below ground culvert. Further review and bidding needed. Bill reported that a catch basin may help. A neighbor in that area says his house is affected. A debris filled culvert across road might need to be assessed.

B. Parker presents bids for pool replastering and reports on bids for replacement of pool filters. Two bids for filter work which will likely be able to be incorporated in maintenance budget for this year. Pool replastering bids will be reviewed again for 2027 budget.

Boat storage asphalting is complete. Ascrete bids & work have proven effective. Other sites are being looked at for use of remaining 2026 road repair budget of $28,500. 2027 road repair budget will be discussed at the Nov. meeting.

Shawnah King went over pickle ball bids. More bidding is needed. $27,000 and $14,000 considered for 2027. Pressure washing can begin with our staff. Maybe hold off on major resurfacing but invest in painting lines and nets.

Bill reminded members it had likely been 3 to 4 years since an increase in maintenance fee. The board looks to balance repairs with capital improvements. Road repairs have been most necessary since the flood. Pool 1 clubhouse & pump house need extensive work. Fence upgraded at pool 1 this year. Shawnah reminds members of aging infrastructure.
Marina next project for our crew to address after mowing. Bill Parker warns to have caution with marina rail & surface until repairs, but project plan is ongoing. In Nov. maintenance team moves to projects regarding aging infrastructure.

Resident asked about Gus Randel Road and county repair. Nick Matson reports that Brandon Decker is moving forward with that project, but slowly. May happen summer of 2027.

OLD BUSINESS
Pam Zinnante gave reports on grinder pump and bulk rate dockets. Residents can review these on the PUC interchange.

Chris Reddick gave an update on Ad Hoc committee set up to investigate policies and procedures as related to an audit. Family loss has prevented the first meeting, but movement begins soon. Bill Parker relayed condolences.

Danielle Frasier reported that draft of single set of governing documents should be finished soon. After reviewing draft, town hall dates will be sent out. 67.7 percent of 677 lots/residents needed to pass it. Pam reminds owners of important voting considerations with new DCCRs regarding the need to release owners of responsibility to buy grinder pumps.

NEW BUSINESS

ACC committee is currently reviewing whether 2 applications can be put in place: a minor construction/improvement application. Internally approved by ACC and request for board to review. ACC will meet today with board after meeting.

Board wants to hear from members as to their hopes for projects going forward for the next couple years. Pam addressed clubhouse skin and some wood rot on clubhouse. Bill addressed pool 2 possibilities for cooling pool 2. Other options than a chiller may be looked at due to cost of electricity, with possible shades, big posts. Storms create a challenge for sails but that could be managed. Chris Reddick warns of the challenges and costs of pool chillers. Misters & awnings make sense.

Resident requests survey of member desires for upcoming budget meeting needs.

EXECUTIVE SESSION RECAP:

Fish cleaning station needs to be looked at for revision. Marina discussed. Two of 5 attorneys to be interviewed for new POA legal representation. Looked into IMC options & other local legal offices. IMC doesn't have attorneys that work for them, just POA law firms they commonly use. Aging barbecue pits discussed. C. Reddick identified $200 cost per pit. Member discussion - don't need 7 pits.
Bill Parker leads into the fundraiser Cook-Off Committee for pool 2 upgrade to some type of awnings/ misters TBD.

COMMITTEE AND SOCIAL

Kelly Ernst and those interested in joining a committee would like to have a February 13th Fundraising Cook Off. Sign up for a cook team and for the planning committee. Planning meeting to happen Oct. 24. DJ, dancing, barbeque plates, bean and homemade dessert contest as well. Pool 2... can cook at home on a pit. Cook teams registered and paid by Dec. 1.

Halloween party scheduled for evening of Oct. 24th. Potluck and DJ. Look for Kids Trunk or Treat on Facebook Oct. 31.
Christmas party and decorating discussed. Members prefer not to have Santa party over Thanksgiving. Looking for date for team to decorate neighborhood and clubhouse as well as Santa Party.

PUBLIC QUESTIONS/ COMMENTS:

Trash pick-up issues for a resident.

Nick Matson was told by game warden that hunters need to NOT shoot in the direction of a neighborhood.
Bill Parker added about respecting the channel buoys. Shawnah working w/ warden re: buoys. If you're boating, moderate your speed. Discussion about wakes & challenges of jet skis. Significant erosion damage to banks & trees.

Hydrilla has become a concern. SJRA co-manages w Park service. Requests for spraying. Reddick is not in favor.

Two residents ask for board to look at 2 drainage issues regarding ditches. Cliff Warren and Bill will look at.

Request to post cards identifying temperature ranges for clubhouse.

Solar lighting requested at boat launches. Has been being priced by board.

ADJOURN:

Bill asks for motion to adjourn. Shawnah moves. Cliff seconds and it carries. Meeting adjourned at 12:15.

APPROVED Pamela D. Zinnante Date:
Pamela Zinnante: Secretary