

WILDWOOD SHORES PROPERTY OWNERS ASSOCIATION, INC.

MINUTES OF THE ANNUAL MEETING OF MEMBERS

July 26, 2025 @ 10:00 AM

DIRECTORS PRESENT:

Billy Parker - President
Rodger Moore – Vice President
Pamela Zinnante - Secretary

DIRECTORS ABSENT:

Wayne Campion - Treasurer
Mitch Cady – Vice President

IMC:

Kerrie Stone

OWNERS PRESENT:

24 owners, per Sign-In sheet

CALL TO ORDER AND ADOPTION OF AGENDA:

Quorum being established; B. Parker called the meeting to order at 10:00 AM.

R. Moore made a motion to adopt the agenda. P. Zinnante seconds the motion, and it carries.

APPROVAL OF MEETING MINUTES:

R. Moore made a motion to approve the March 20, 2025, Meeting Minutes. P. Zinnante seconds the motion, and it carries.

FINANCIALS / TREASURY REPORT:

K. Stone stated Net Operating Totals are - Income (YTD) \$834K, Maintenance fees \$660K. Expenses (YTD) \$412.7K, Taxes \$25.8K, Payroll \$62.4K, Bulkhead Drainage Repairs \$75.6.3K. Net Operating Total of \$421.5K

Assets - \$985.4. Cash on hand \$762.9, \$171K in Reserves, \$106.8 in CD's, Boat Storage \$9.9K.

Liabilities – Construction Refundable Deposits - \$155.7K as construction startup continues in the neighborhood.

Emergency phone line plan changes have reduced that cost to the community by \$1500.00 monthly.

R. Moore made a motion to approve June 2025 Financials. P. Zinnante seconds the motion, and it carries.

BOARD/COMMITTEE REPORTS:

V. Zinnante gave an overview of the Undine Water Rate Increase. They did not raise rates in June or July, but an increase is expected to happen on August 1, 2025. Everyone needs to read their meter, take a picture, if possible. If anyone has a complaint regarding water or sewer, please file it with both Undine and the PUC, and keep a record of it. Keep receipts on service to or purchase of grinder pumps, as well.

If assistance to file a complaint with the PUC is needed, Magenta, with the office of public engagement at the PUC, may be able to direct you to the correct office. Her number is 512-936-7374.

Pool furniture is being considered for purchase. Large shade canopy may be considered at pool 2. Different solutions for current shade support poles are being reviewed.

Bill Parker went over goals for realtor protocol that the board has discussed. There will be an enhanced sign in process for realtors, and each will be given a short list of rules for visiting listed properties.

Additionally, gate codes for residents are being updated. Residents are encouraged not to give gate codes out. The call system was reviewed as to guests calling residents for gate admission. A padlock is suggested and approved for nightly closure of small gate.

With current neighborhood bulkheading complete, road repair will become a focus again.

NEW BUSINESS:

A fall fundraiser social event is suggested and approved for committee recommendations. Kippy Warren and Lisa Bagley will begin to develop a plan. Budget will be discussed at a future time.

Possible community garage sale as a fundraiser may be discussed in future.

PUBLIC QUESTIONS/COMMENTS:

Two owners expressed concern about late night and early morning deliveries by Amazon and Fed EX. How are these coming in? Is there a system for ensuring this doesn't happen? Again, gate codes need to be updated and not given out.

Two owners stated that they have not been responded to by Kerrie Stone with regard to their refundable construction deposits. Kerrie identified the lengthy process for getting the deposit back. The residents would at least like to know that their emails were read and being worked on.

EXECUTIVE SESSION RECAP:

The boat storage area has been identified as having been purchased by the POA and the information needs to be updated by Walker CAD.

ADJOURN:

B. Parker made a motion to adjourn at 11:15 AM. P. Zinnante seconds the motion, and it carries.

Minutes prepared as written by Kerrie Stone and Pam Zinnante.

Approved: Pamela Zinnante Date: 9-20-2025
Pamela Zinnante, Secretary