



Wildwood HOA
Board Meeting Agenda
September 25, 2024

Call to order: Time:

Attendees:

Open forum Rules

During open forum, each attendee may address the board for up to 3 minutes. A director or manager may briefly respond to statements made or questions posed.

Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. If a speaker is in the middle of a sentence when time is CALLED, he/she may finish their thought before sitting down. The time guidelines ensure that others have an opportunity to speak. Speakers may not allot their time to others. All persons must follow Meeting Rules "Roberts Rules".

- Approval of minutes
M
S
C
- Treasurer's report*
M
S
C
- Manager's report to include Insurance Renewal**
M
S
C
- Liens
M
S
C
- Adjournment of open meeting

KEY:

M= MOTION
S= SECOND
C= CARRIED
A= ABSTAIN



Board Meeting Minutes
For Meeting Held 07-17-2023
Meeting Time: 3:00 p.m.

Present: Patrick Bohner, Fred, Tania Hicks, Lisa L, Dianna B.
Meeting called to order at 3:05 p.m.

The Board resolved to approve the minutes from last meeting.

M- Fred
S- Tania
C – All
A - None

The Board resolved to accept financials as submitted.

M- Fred
S- Tania
C – All
A - None

The Board resolved to accept the Manager's report as submitted.

M- Fred
S- Tania
C – All
A - None

Liens – None

Motion made to close open meeting.

M- Diana
C – All

Meeting closed @ 3:29pm

Christian Gore

Secretary

OTHER NEWS

OUT OF 136 UNITS, ONLY 71 HAVE PAID THE SPECIAL ASSESSMENT

THE ROOF AT 4085 WEYMOUTH WAS COMPLETED AND PASSED INSPECTION ON 09/12/2024

THE NEXT ROOF WILL BE BR4109

THE OPPORTUNITY TO ACQUIRE INSURANCE AT 15 TO 20% RATE REDUCTION IS OUT BECAUSE THERE IS AN OPEN COURT CASES – 11/2024, AT ISSUE IS THE OWNER WANTS WW TO PAY FOR DAMAGED ITEMS. THIS IS ANOTHER UNIT THAT WOULD NOT ALLOW THE ASSOCIATION TO PERFORM INSPECTIONS

COURT CASE RECORD:


LIENS AND FORECLOSURES

049-0320-050-0000 4200
 049-0310-025-0000 6200
 049-0320-035-0000 5130
 049-0310-020-0000 6624
 049-0320-020-0000 6500
 049-0320-032-0000 6550
 049-0320-038-0000 1882
 049-0330-015-0000 1680
 049-0320-007-0000 2530
 049-0320-037-0000 11636
 049-0310-007-0000 3956.00

** CC&R VIOLATIONS ONLY

*** CC&R VIOLATIONS, DUES DELINQUENT

UNITS TO BE REPORTED TO CREDIT AGENCIES BY 09-25-2024

Lot	Name/Address	Collection Status	Total
049-0310-013-0000		ATTY OFFICE	\$3,171.48
049-0320-024-0000		ATTY OFFICE	\$3,290.00
049-0310-020-0000		ATTY OFFICE	\$10,104.50
049-0310-042-0000		ATTY OFFICE	\$1,830.00
049-0310-037-0000		ATTY OFFICE	\$5,870.00
049-0320-007-0000		ATTY OFFICE	\$5,290.00
049-0320-038-0000		ATTY OFFICE	\$2,500.00
049-0320-013-0000		ATTY OFFICE	\$4,194.90
049-0310-024-0000		ATTY OFFICE	\$3,480.00
049-0330-013-0000		ATTY OFFICE	\$3,770.00
049-0320-050-0000		ATTY OFFICE	\$2,695.33
049-0320-019-0000		ATTY OFFICE	\$2,385.00
049-0350-019-0000		ATTY OFFICE	\$16,920.00
049-0320-027-0000		ATTY OFFICE	\$2,310.00
049-0310-003-0000		ATTY OFFICE	\$2,350.00
049-0310-048-0000		ATTY OFFICE	\$2,610.00
049-0320-019-0000		ATTY OFFICE	\$2,600.00
049-0350-019-0000		ATTY OFFICE	\$5,540.00
049-0320-027-0000		ATTY OFFICE	\$3,190.00
049-0310-003-0000		ATTY OFFICE	\$8,818.62
		TOTAL	\$92,919.83



ONGOING PROJECTS

FRONT DOOR ROOFS

REPAIRED OR REPLACED 15 TO DATE – ON HOLD UNTIL FUNDING IS AVAILABLE

DRYROT/PAINT

4075 BROOKFIELD

CLEANING UP UNHOUSED ENCAMPMENTS ON WW PROPERTY - ONGOING

UPCOMING RESTORATIONS

CAMERAS

CONTINUED INSTALLATION OF ATTENNAS FOR WIRELESS TRANSMISSION AND TO ELIMINATE COMCAST ACCOUNTS.

IF REQUESTED, RESIDENTS MAY BE GIVEN ACCESS TO THE CAMERA'S ON THEIR PHONES VIEWS WOULD HAVE TO BE MODIFIED..

IN APRIL, BEGAN TO RESTORE THE OFFICE AS THE OWNER HAS INDICATED HE PLANS TO SELL THE UNIT SOON.

ENFORCEMENT

Total Open CCRs

Violations

94

Outstanding Hearings

49

Completed Hearings

10

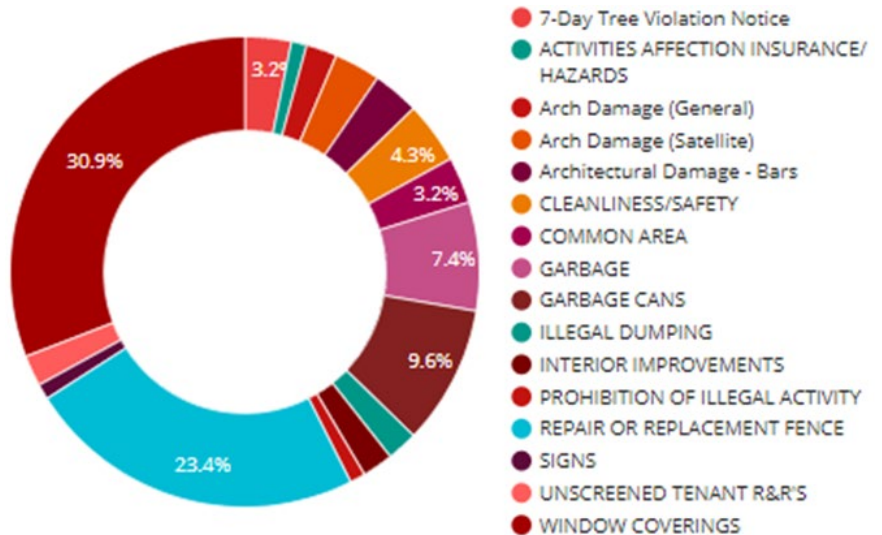
Largest Violations:

Window Coverings

30.90%

Repair/Replace Fence

23.40%



EDUCATION CORNER

According to the Community Association Research's survey of more than 1,200 community association management professionals between April and December 2023, the vast majority of respondents remain confident about the industry; 78% say that business prospects for their employer are "good" or "very good" for the coming year.

The data is backed up by the U.S. Bureau of Labor Statistics, which projects 5% growth in this industry from 2022 through 2032, faster than the average for all occupations. About 35,900 openings for property, real estate, and community association managers are projected each year, on average, over the decade. Many of those openings are expected to result from the need to replace workers who transfer to different occupations or exit the labor force to retire.

Managers of community associations, who typically work full-time and on-site at communities start at: **\$155,000** followed by management company CEOs starting at: **\$120,000**.

All positions in the field showed compensation increases over 2022 (based on the median), except for the assistant community manager.

Large-scale managers saw the largest increase from \$140,000 in 2022 to \$155,000 in 2023.

Consistent with 2021 and 2022, 83% of respondents report that they have employer-sponsored healthcare (fully paid 20% and partially paid 63%). Eighty-two percent of employers offered retirement plans in 2023, and 67% provided a company match.

Information in *2023 Community Association Manager Compensation and Salary Survey* represents the most comprehensive, accurate, and current data on compensation and benefit levels received by management professionals and is designed to allow a company or manager to compare their pay with peers.

In addition to basic profile and salary information for companies and managers, the survey features:

- Compensation outlooks.
- Compensation by job title, presented by regions and states.
- Compensation by job title for employees at large-scale communities, presented by regions and states.
- Salary differences between managers with and without professional credentials.
- Data based on community association size and management company size.
- Information on employee benefits, health coverage, and retirement plans.

It's important to note that the results from the salary survey should be considered a valid point of reference but not used in isolation from other information. Survey results are not the only — or even the primary — source for organizations to make compensation decisions. Many factors can determine compensation levels, including economic conditions, employer size, location, market position, and the individual manager's experience, education, and performance. Similarly, there should be caution about comparing data in this report with previous years primarily because there is a different set of respondents.