

**WPA MONTHLY MEETING MINUTES**  
**February 18, 2025**

**Call to Order** – Marilyn Weitz, 7:00pm.

**Attendance** - Joe Myers, Stan Earnhart, Jonathan Rutstein, Marilyn Weitz, Russ Cocain, Bryan Lawrimore, Michael Downs, Adam Hall.

**Absent**- Blaine Beadle.

**Quorum**– Yes

**Minutes**- Minutes of previous meeting not available.

**Officer Reports**

**Presidents Report** – Marilyn Weitz: Update on insurance claim, structural engineer report is incoming next week. Repairs to follow. Landscape committee meeting with contractors for bids re- rainbird sprinklers and other systems needing repair/replacement. Thank you to Cindy Fry, chair of the Communications committee for Wragg newsletter and Nate Nadeau for golf course liaison and arrangements for Cypress room. Volunteers are needed for new Plant Property and Equipment committee, Stan Earnhart to lead PPE.

**Vice Presidents Report** – Russ Cocain: No report.

**Secretary's Report**- Stan Earnhart: Reminder to be cautious entering and leaving the plantation. The lights on the guardhouse are still damaged and it is very dark. Despite challenges the office has been very busy with assessment payments, insurance people, contractors and curious residents.

**Treasurer's Report**- Jonathan Rutstein: Explanation of new reports with more data and details. Discussion re- policy on investments and Spectrum as 'enterprise account'. Joe Myers objects to any investments over 6 months in length. Jonathan motions to rename Spectrum Operating account to Spectrum Enterprise account, Stan seconds, all in favor. Motion carried. Mike suggests investigating Truist bank savings in 3% range. Discussion. Jonathan motions to invest with Edward Jones, Stan seconds. Discussion re- policy and meaning of 'substantial funds' and investment length of 1-year. Joe requests roll call vote.

JM- No. JR- Yes. SE -Yes. MW- Yes. RC-Yes. BL- No. MD- No. AH-Yes.

5 Yes / 3 No. Motion carried.

Jonathan motions to reinvest 6-month CD with Spectrum door fee funds. All in favor. Motion passes.

Discussion re- account receivables and delinquent lots that make up the bulk of receivables. Bryan motions for financial and legal to investigate delinquency and options to recover funds. Mike seconds. All in favor, motion carries.

## **Committee Reports**

**ARC-** Russ Cocain: No report.

**Communications-** Cindy Fry: Wragg distributed, contact office for digital or print copy. Thank you to all contributors. Next issue due summer/fall depending on content available. Wedgefield road cleanup scheduled for March 15<sup>th</sup>, Blaine Beadle leading this project. Easter egg hunt coming April, Food truck Tuesdays and community yard sale coming in May. Digital sign at guardhouse is damaged, plan to use yard signs for announcements for now. Next communications meeting on 20<sup>th</sup>.

Cindy motions to accept donated PA system from Mr. Ron Pietkewicz, Mike seconds, no discussion, all in favor, motion carried.

Cindy motions for board to approve \$1,000 budget for Easter event. Mike motions to amend to \$1,500. No discussion. All in favor, motion carried.

**Welcoming-** Cindy Fry: New bags, gifts and information acquired for welcome packets. Cindy motions for Debbie Cocain to join Welcome committee, no discussion, all in favor, motion carried.

**Compliance-** Stan Earnhart: Three largest compliance issues are making positive progress. Planning to address policy book updates once minutes are all available.

**Condo Liason-** Inge Ebert: Inge asks for response/clarification of paving request for condos. Stan responds.

**Document Review-** Al DeMarchi: Consulting with attorney re- adopting new CCR's and By-laws, expect a long process and residents to vote. Next committee meeting Feb 28<sup>th</sup> to review documents from other HOA's. Al is seeking volunteer for long term commitment.

**Drainage-** Adam Hall: Joanna Gilliard and Francis Parker road work completed, Lot 478 drain repaired and drain across road. New swails good, no standing water on roads. Reminder drain pipes and culverts need to stay clear of debris. Lot owners are responsible to remove plants and debris.

**Finance-** Jonathan Rutstein: Thanks Peggy Phillips for all her help, displays binders prepared for 2024 audit with all financial and all contracts available for review by membership. Please make appointment with WPA office if interested.

Jonathan made a motion to add Dan Menihane to finance committee. No discussion. All in favor. Motion carried.

**Landscape-** Jennifer Lawrimore: Collecting bids for landscape contract, repairs at gate and for rainbird sprinklers. 2X issues addressed, tree trimming on Wraggs ferry and cul-du-sac on Governor Boone Lane. Al Demarchi notes Beverly Homes plans to repair and sod Governor Boone in spring.

**Legal-** Jonathan Rutstein: \$14,000 spent so far in legal fees with "CFA" over Spectrum contract.

**Plant, Property & Equipment-** Stan Earnhart: New committee, volunteers needed!

**Roads-** Mike Downs: County has repaired Governor Boone road dips and paving. State says NO to adding a speed bump at the gate. Adam Hall brings up sinking manhole covers and cleanouts, Georgetown Water will need to address these.

**Spectrum-** Jonathan Rutstein: Explanation of new data breakdown. 312 subscribers was the break even point for program, average monthly subscribers ~348, February up to 366 subscribers. Goal of 370. Plan to possibly reduce payment for subscribers in May 2025 per budget. Discussion re; fluctuation of monthly bulk bill and breakdown of expenses.

**Water Amenities-** Joe Myers: Request by WWPO to be reimbursed for interest on canal dredge funds. Joe asks for \$1,086.00 to be returned, Mike seconds. Discussion re-why funds were held in money market instead of invested. Jonathan offers to pay actual accrued interest on funds while they were in WPA possession, \$100.94. Discussion. Bryan moves to amend Joe's motion to request actual interest earned instead of higher amount. Jonathan seconds. More discussion. Motion carries.

Joe reports bulkhead repairs are awaiting Army COE approval. Landing floats have been repaired and are safe again. New marina keys are in, programmed and available for owners ONLY.

Stan asks ratio of WWPO members who donated to dredge. Joe reports 65/78 have donated.

**Website-** Bryan Lawrimore: Website payments working, Website committee dissolved.

**Next Monthly Board Meeting-** March 18, 2025.    **Adjourn –** 9:05PM