



WPA Meeting Minutes

August 19, 2025

Call to Order: Marilyn Weitz, President @7:15PM

In Attendance: Marilyn Weitz, Russ Cocain, Jonathan Rutstein, Stan Earnhart, Adam Hall, Joe Myers, Michael Downs, Blaine Beadle, Bryan Lawrimore.

Absent: None.

Quorum: Yes.

Minutes: Approved corrected May minutes, June & July regular meetings and August 12 Special meeting minutes as read, all in favor.

President: Report attached.

VP: No report.

Secretary: Report attached. Motion to approved Mary Sasso and Peggy Phillips as co-inspectors of Election, seconded, no discussion, all in favor. Motion to approve list of election committee members, seconded, no discussion, all in favor. List attached.

Treasurer: Financial reports attached. Motion to hold special meeting in 2 weeks with all capital committees' re-budget, scheduled for Sept 2nd. All in Favor. Motion to Invest \$120k at EJ, seconded, discussion, all in favor.

Reports----

ARC: Report attached.

Comms: Report attached. FTT to restart Sept 9th. Sweet vs Savory cook off, Oct 11th.

Welcome: No report.

Compliance: Attached.

Condo Liason: Attached.

Document Review: Report attached, see first reading of Code of Conduct and social media Policy posted on WPA site.

Drainage: Report attached.

Finance: Motion to replace Dan M. with Adam H. on Finance committee, seconded, no discussion, all in favor.

Landscape: No report.

Legal: Motion to hire Tax Attorney not to exceed \$3,000. Seconded, discussion, all in favor.

NomCom: Report attached. Candidates announced. Meet the Candidates Night scheduled for Oct 7th, 7pm at the Office and YouTube. Sept 18th is deadline for questions.

PP&E: Report attached.

Roads: Report attached. Motion to add Ralph Reifenaure to roads committee, seconded, no discussion, all in favor. Two bids presented for paving: King Asphalt \$277,925.00, Coastal Asphalt \$206,301.00. Roads recommends Coastal Asphalt, motion for approval of \$210k funds, seconded, discussion, all in favor.

JM motions related to roads and drainage cooperation, see attached list. Motions tabled pending meeting of roads, drainage and JM.

Motion to pay Howards Quick Cut, LLC \$2,100.00 to trim tree limbs on all roadways, seconded, no discussion, all in favor.

H2O amenities: Report attached, Bids for boat ramp replacement/marina work presented, Motion to accept Live Oaks contract, seconded, no discussion, all in favor.

Old Business: Drainage/Paving projects, see attached for JM motions, tabled pending meeting.

New Business: Motion to create and accept long range drainage committee: Vince Morabit, Gary Dreher, Bob Meltzer, Adam Hall, Ralph Reifenaure, seconded, no discussion, all in favor.

First reading of Code of Conduct and social media Policy, first reading accepted, second reading planned for September meeting.

Electronic meetings policy, discussed and tabled for legal drafts.

Other Business: Questions/comments from Audience.

Next WPA meeting: September 16, 2025 at 7pm.

Meeting adjourned at 8:35PM.

