

WEEMS PLANTATION OWNERS ASSOCIATION, INC.

Organizational Meeting Minutes

November 20, 2025 @ 6:00pm

Lewis Assn Property Mgmt

7113-2 Beech Ridge Trail

Tallahassee, FL 32312

and via Zoom

- I. **Call to Order:** The meeting was called to order at 6:05pm
- II. **Approval of the 09.18.2025 meeting minutes** - Roger Turner moved to approve the minutes, seconded by Julia Luntz; minutes were unanimously approved.
- III. **Board of Directors Positions-** The Board then made the formal decision to maintain the current officer positions, with Randy Pupo continuing as President, Julia Luntz as Vice President, Roger Turner as Director at Large, Ms. Dixon- at Large in her current role, and Doug Danielson being added as a Director at Large. This decision was reached by consensus without requiring a formal vote.
- IV. **October, 2025 Financials** – Financials reviewed – Board reviewed and approved the financials. The financial report was a significant topic of discussion. Cheri presented the current financial status, noting \$31,859.16 in the operating account and \$13,195.27 in reserves. She explained that reserves had been declining over recent years due to expenses for tree maintenance, homeless encampment cleanup, and other maintenance issues. The 2025 year-to-date income statement was reviewed in detail, showing total income of \$51,923.20 and various expense categories including accounting, bank charges, copies, insurance, postage, utilities, grounds maintenance, management fees, and tree maintenance. Cheri highlighted that the association had spent approximately \$15,000 on tree maintenance in the current year alone, significantly more than typical annual expenditures.
- V. **Approval of 2025 Budget** - The proposed 2025 budget was reviewed and discussed; After thorough discussion of the association's financial position, including declining reserves and increasing maintenance costs, the Board formally voted to increase annual dues from \$136.40 to \$150 per household. This decision was formalized through a motion made by Roger Turner and seconded by Julia Luntz. The motion carried unanimously with all board members voting in favor. This increase was noted to be within the Board's authority as specified in the association's governing documents, which permit increases of up to 10% without requiring a membership vote.
- VI. **Old/New Business:**
 - a. Gazebo- The Board reached a clear consensus to pursue removal of the structure based on overwhelming support from meeting participants. The Board directed Cheri

to obtain quotes for professional removal of the gazebo and to investigate the possibility of having homeowner volunteers assist with the demolition to reduce costs. The Board also requested information about the cost of having the association's attorney draft liability waivers for volunteers. This decision was made after extensive discussion of the ongoing maintenance costs and persistent vandalism issues associated with the structure.

The Board also affirmed its ongoing approach to addressing homeless encampments in the neighborhood's common areas. While no formal vote was taken on this matter, the Board supported the continued installation of no trespassing signs throughout the property and encouraged residents to contact law enforcement when unauthorized individuals are observed in common areas. This approach was presented as the most legally viable option for addressing the issue within the constraints of the association's authority.

ACC REQUESTS FOR 2025: 14 requests received for 2025; 13 approved/1 denied

ADJOURNMENT: 8:03 PM.

NEXT MEETING: February, 2025