WCA Meeting
August 11, 2026 – 4:00pm
https://meet.google.com/gjn-gjwg-pqf

ARBs To Review and Vote

● 106 Acacia Point – Revision to already approved ARB for seawall repair. This is for Board awareness and not a voting item.

● 101 Acacia Point – Voting on garage door replacement.

Minutes to Approve and Vote

- July 14
- August 4

WCA Business

- **Fire Hydrants –** We have 7 fire hydrants that need to be painted. Dave Hocevar was to get an additional quote. Discuss quote details and possible vote.
  - Force Main submitted a quote for $3,414.85 including primer, paint, sandblasting, containment booth, and labor. Estimate valid until 8/11/2026.
- **Alliance Reserve Services –** Discuss and vote on retaining Alliance Reserve Services for 2027 reserve study - in the amount of $950.00
- **203 Waterwood –** Stump has been removed
- **Cedar Way Leak –** Discuss options for repair and possible vote
- **Front Entrance –** Discuss status of updating the appearance of the front entrance. Possible vote on (Phase 1) removing dead roots, regrading soil and mulching. Phase 2 will be to remove plants (if necessary), selecting and installing new plants. 2 quotes have been submitted. Possible approval of one depending on timing of a third design and bid from another contractor.
- **Tree Maintenance –** Several trees sustained damage during the January cold temperatures and need to be removed. We received quotes of $2,900 from Noel's Tree Service and $7,000 from West Tree Service. The Board plans to vote on either approving up to $2,200 for Noel's Tree Service to complete one days' worth of priority tree removal work or the full $2,900 quote. In addition, there is a tree leaning over the pump station that requires attention. Because of where the tree is located, its removal will need coordination with Duke Energy. Kelley Tanner is working with Duke Energy to schedule and coordinate this work.
- Update on **new generator** installation

- New Date for **FRWA valve mapping** – FRWA had to reschedule to 8/19 and 8/20. Thank you to Ed Klaczak, Bill Owens and Dave Hocevar for your prep work.
- **Force Main Statement of Work Update** – Patrick is currently reviewing a draft version, and we plan to meet with him this week for a final review. Possible review and vote to approve depending on timing with FMS.

Delinquent Assessment Accounts – We currently have two homeowner accounts with delinquent assessment balances exceeding $1,000 that have remained outstanding for more than 90 days. A summary of each account is provided below for the Board's review and discussion.

- Account One - Delinquent Assessment Update
  - The outstanding balance is $4,673.00. We have completed the following:
  - Sent all required past-due notices.
  - Sent notices by Return Receipt Requested; however, the letters were not accepted and returned to the sender.
  - Issued the final statutory notice containing the required legal language and disclosures under Florida law.

  We have also received notice that a foreclosure action has been initiated on the property.

  Board Action Required: The Board should determine whether to refer this account to our attorney to begin the lien and collection process. In making its decision, the Board should consider the likelihood of recovering the delinquent assessments and legal costs through the foreclosure or sale of the property, as well as the anticipated cost of pursuing collection.

- Account Two – Delinquent Assessment Update
  - The outstanding balance on this account is $1,546.55.
  - The homeowner has not paid the Milton Special Assessment and has been reminded on the invoices.
  - The homeowner continues to remit the previous quarterly assessment amount rather than the current approved assessment amount, resulting in an ongoing delinquent balance and has been reminded on invoices.
  - Late fees totaling $150.00 have been assessed to the account in accordance with the Association's policy.

  Board Action Required: This item is being presented for the Board's awareness and to provide an update on the account's status. We will continue to monitor the account and reach out to the homeowner to seek remediation.