

WHITEOAK SHORES OWNERS ASSOCIATION CORPORATION  
BOARD OF DIRECTORS  
MINUTES OF MEETING

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Date: 11/12/2022

Place of Meeting: WOS Club House

Meeting Time: 1:02 P.M.

In Attendance: Board members Bruce Coleman President, Pat Simmons Sec/Treasurer, Linda Naylor, Jim Langley, Ron Morris, and Jack Hammons. Debbie Coones absent.

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1. Quorum established – Bruce Coleman, Pat Simmons, Linda Naylor, Jim Langley, Ron Morris and Jack Hammons.
2. Meeting called to order by President, Bruce Coleman.
3. Minutes – Motion made by Jim Langley and seconded by Linda Naylor to approve the minutes from the Board Meeting on 06/11/2022 as corrected. All board members present approved. Motion carried.
4. Treasurer's report – Pat Simmons reported \$13,981.00 is available for discretionary use after deducting \$20,000 for the reserve from the \$33,981.00 balance as of November 11, 2022. Unusual expenses were \$400 to replace the electric eye at the entry gate and \$2,400 for asphalt and placement. A motion was made by Jim Langley and seconded by Jack Hammons to accept the Treasurer's report as presented. All board members present approved. Motion carried.

#### Old Business

- Office repair and upgrades – Lois Compton reported the repairs and upgrades that are needed on the office. The Association will pay to repair the roof.

#### Committee Reports:

- Fundraising – Pat Simmons reported a bank account balance of \$3,000.94 with \$602.03 for office repairs and upgrades and \$2,398.91 for use by the committee. Thanksgiving dinner will be November 11<sup>th</sup> and the Christmas Party will be December 10<sup>th</sup>.
- ACC – Dan Wax reported that Mike Reitz is the Committee Chair and Herman Ansley is the Committee Co-Chair. Other members are Dan Wax, Steve Greene, Randy Harper, Charlie Baker, and Larry Compton.
- Roads – Ron Morris reported that five members are still paying out the road assessment. Ground asphalt has been placed in the potholes, but it is dry.

## New Business

1. Mailboxes – Jim Langley reported that there is one mailbox available. Another cluster mailbox will be added when there are five or more members on the waiting list.
2. Projects – Jim Langley reported the following for the bath houses: toilet flanges, paint the floors, heater for the ladies' room, new heater for the men's room, fix the attic fans, paint interior and exterior walls, and repair termite damage. Additional items are: Outdoor lighting is needed for the clubhouse and pavilion. The fence around the pool needs repairs. Front fence needs painting or staining. Replace sign in front of the office. Install a lighted flagpole at the entrance gate. Repaint the street signs.

## Open Forum – no votes

1. Motion was made by Linda Naylor and seconded by Jim Langley to adjourn the meeting at 2:10 P.M. All Board members present approved. Motion carried.

Respectfully submitted,  
Pat Simmons, WOS Secretary/Treasurer