

WOODFIELD COMMUNITY ASSOCIATION, INC  
COMPLIANCE REVIEW COMMITTEE MEETING MINUTES

Wednesday, September 25, 2024

The Compliance Review Committee of the Woodfield Community Association, Inc. met in a regular session via Microsoft Teams.

**1. Call to Order**

The Compliance Review Committee was called to order by Chairman, Eric Breuer at 6:09 PM.

- a. A quorum was established with the following committee members present; Eric Breuer, Susan Kamba, and Alex Vila.
- b. Committee Members absent: Tami Rush.

**2. Proof of Notice**

Woodfield Homeowners Association Website, Hearing Letters sent via certified mail.

**3. Review of Previous Meeting Minutes**

Review and approval of previous Meeting Minutes.

**4. Old Business**

Unresolved violations, Compliance Review Committee requests, or pending issues.

- a. Compliance Review Committee violation database access request has been pending for four months.

**5. New Business**

- a. The CRC needs clarification on the Homeowners' association by-laws regarding signage.

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**6. Violation Hearings**

The Compliance Review Committee provided all homeowners who were present with the opportunity to state their case and address any questions that would assist in the decision-making process. Following thorough discussion, the Compliance Review Committee reached a decision regarding the imposition of fines. While some violations were deemed deserving of a fine, others were not penalized. The Committee determined that a maximum penalty of \$1000 will be imposed for certain violations, considering the nature and frequency of each case.

- a. 3345 Wedgewood Way.
  - i. It was noted that you are parking a vehicle overnight on the street.
  - ii. Owner present for hearing.
  - iii. State statutes have changed recently in regard to street parking. At the advice of Management & Associates, this violation will be closed.
  
- b. 517 Waterford Circle West
  - i. It was noted that you need to paint your house.
  - ii. Owner present for the hearing.
  - iii. The owner responded to Management & Assoc. via email within 14 days of being notified that they would comply with the letter. Their desired painter recommended delaying painting until the end of the hurricane season. They are awaiting approval of their paint color from the DRC. The homeowners have scheduled the painting for the end of October.
  - iv. CRC voted unanimously to change violation to a Monitored status.
  
- c. 389 Waterford Circle West
  - i. It was noted that the roof is dirty and needs to be cleaned.
  - ii. Owner not present for hearing.
  - iii. CRC voted unanimously to enforce the violation.
  
- d. 1211 Mistwood Dr.
  - i. Exterior of home is dirty and needs to be cleaned or pressure washed.
  - ii. Owner not present for hearing.
  - iii. Violation has been resolved.

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- e. 3221 Brookside Ct.
  - i. The roof is dirty and needs to be cleaned
  - ii. Owner not present for hearing.
  - iii. CRC voted unanimously to change violation to a Monitored status.
  
- f. 890 Crestridge Circle
  - i. There is debris on your lot that needs to be removed.
  - ii. Owner not present for hearing.
  - iii. Violation has been resolved.
  
- g. 3214 Oakwood Pl.
  - i. There are weeds in your landscape beds that need to be removed.
  - ii. Owner not present for hearing.
  - iii. CRC voted unanimously to enforce the violation.
  
- h. 3214 Oakwood Pl.
  - i. There are weeds in your driveway cracks.
  - ii. Owner not present for hearing.
  - iii. CRC voted unanimously to enforce the violation.
  
- i. 3232 Oakwood Pl.
  - i. You have an illegal for sale/rent sign in your yard that needs to be removed.
  - ii. Owner not present for hearing.
  - iii. Violation has been resolved.
  
- j. 595 Waterford Circle West.
  - i. Exterior of home is dirty and needs to be cleaned or pressure washed.
  - ii. Owner not present for hearing.
  - iii. Violation has been resolved.
  
- k. 837 Centerwood Dr.
  - i. There are weeds in your landscape beds that need to be removed.
  - ii. Owner not present for hearing.
  - iii. Violation has been resolved.

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- l. 382 Waterford Circle East
  - i. There are dead palm fronds in your yard that need to be trimmed.
  - ii. Owner not present for hearing.
  - iii. CRC voted unanimously to enforce the violation.
  
- m. 594 Waterford Circle West
  - i. It was noted that you are parking a vehicle overnight on the street.
  - ii. Owner not present for hearing.
  - iii. State statutes have changed recently in regard to street parking.  
At the advice of Management & Associates, this violation will be closed.
  
- n. 3381 Laurelwood Ct..
  - i. It was noted the roof and fascia are dirty and need to be cleaned.
  - ii. Owner not present for hearing.
  - iii. Violation has been resolved.

**5. Date and Time of next Compliance Review Committee Meeting**

Wednesday, October 23, 2024, at 6:00 PM, via Microsoft Teams.

**6. Adjournment**

With no further matters to address, Eric Breuer motioned to adjourn the meeting at 6:50 PM. Alex Vila seconded the Adjournment. Motion passed unanimously by all present.

**Submitted by:** Susan Kamba, CRC Secretary.