
WOODFIELD COMMUNITY ASSOCIATION, INC

SUBJECT: COMPLIANCE REVIEW COMMITTEE MEETING MINUTES

DATE: WEDNESDAY, JANUARY 22, 2025

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 6:00 PM.

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

2. PROOF OF NOTICE

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

3. REVIEW OF 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 eight months.
- b. The CRC needs clarification on the Homeowners' association by-laws regarding signage.

5. NEW BUSINESS

- a. The CRC has approved the request for Rollie Blake to join the CRC committee.

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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. 587 Waterford Circle East

- i. It was noted that the homeowner has an illegal basketball hoop. Only cemented basketball hoops are permitted.
- ii. The owner was not present for hearing.
- iii. The basketball hoop is still present.
- iv. The CRC members voted to enforce the fine.

b. 757 Centerwood Drive

- i. It was noted the lawn needs to be watered and fertilized on a regular basis.
- ii. The owner was not present for the hearing.
- iii. The lawn does not appear to have been watered/fertilized.
- iv. The CRC members voted to enforce the fine.

c. 3323 Hickorywood Way

- i. It was noted that home has palm fronds that need to be trimmed.
- ii. The owner was not present for hearing.
- iii. The trees have not been trimmed.
- iv. The CRC members voted to enforce the fine.

7. NEXT COMPLIANCE REVIEW COMMITTEE MEETING

Wednesday, February 26, 2025, at 6:00 PM, via Microsoft Teams.

8. ADJOURNMENT

With no further matters to address, Eric Breuer motioned to adjourn the meeting at 6:18 PM. Tami Rush seconded the Adjournment. Motion passed unanimously by all present.

SUBMITTED BY: Susan Kamba, CRC Secretary.