
WOODFIELD COMMUNITY ASSOCIATION, INC

SUBJECT: COMPLIANCE REVIEW COMMITTEE MEETING MINUTES

DATE: WEDNESDAY, APRIL 23, 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 6:13 PM.

- a. A quorum was established with the following committee members present; Eric Breuer, Susan Kamba, Alex Vila, Rollie Blake, and Tami Rush.
- b. Committee Members absent: None.

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 is pending review and issuance of the 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 eleven months.
- b. The CRC needs clarification on the Homeowners' association by-laws regarding signage.

5. NEW BUSINESS

- a. CRC requests clarification on the definition of commercial vehicles.

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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. 608 Waterford Circle East

- i. The homeowner's lawn needs to be fertilized & watered frequently. Plants need to be trimmed. Weeds need to be removed.
- ii. The owner is present.
- iii. Has violation been resolved? No. The homeowner has requested additional time to complete the work (it is partially complete) as they have been out of the country and their sprinkler systems failed while traveling.
- iv. The CRC members voted unanimously to grant a 2 week extension.

b. 415 Mintwood Terrace

- i. The homeowner's lawn needs to be fertilized & watered frequently.
- ii. The owner is not present.
- iii. Has violation been resolved? No. It has been partially resolved. The homeowner is in his 90s and is struggling to maintain the property.
- iv. The CRC members voted unanimously to enforce the fine.

c. 414 Mintwood Terrace

- i. The homeowner's lawn needs to be fertilized & watered frequently.
- ii. The owner is not present.
- iii. Has violation been resolved? No
- iv. The CRC members voted unanimously to enforce the fine.

d. 425 Waterford Circle East

- i. The homeowner's lawn needs to be fertilized & watered frequently
- ii. The owner is not present.
- iii. Has violation been resolved? No. Partially resolved but needs additional work.
- iv. The CRC members voted unanimously to enforce the fine.

e. 3226 Oakwood PL

- i. There is dead turf on the property that needs to be replaced.
- ii. The owner is not present.
- iii. Has violation been resolved? No.
- iv. The CRC members voted unanimously to enforce the fine.

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- f. 3221 Oakwood PL**
 - i. A commercial vehicle was observed parked on your property. It needs to be covered.
 - ii. The owner is not present.
 - iii. Has violation been resolved? CRC requests clarification on the definition of commercial vehicles.
 - iv. The CRC members voted unanimously to wait for clarification.

- g. 3227 Oakwood PL**
 - i. There are dead palm fronds that need to be removed
 - ii. The owner is not present
 - iii. Has violation been resolved? Yes
 - iv. The CRC members voted unanimously to rescind the fine.

- h. 3214 Oakwood PL**
 - i. There is dead turf on the property that needs to be replaced.
 - ii. The Owner is present.
 - iii. Has violation been resolved? No. The homeowner's management firm is seeking bids. They are requesting a 2 week extension to obtain and organize bids as well as determine the scope of the sod replacement. The homeowner's management firm will also contact Management Associates for clarification on the extent of the replacement turf.
 - iv. The CRC members voted unanimously to grant a 2 week extension.

- i. 595 Waterford Circle West**
 - i. There is dead turf on the property that needs to be replaced.
 - ii. Owner is present.
 - iii. Has violation been resolved? No. Owner acknowledges sod needs to be replaced, but he is out of the country on personal family business (no one is at home). He has requested a 60 day extension
 - iv. The CRC members voted unanimously to grant an extension of 45 days.

- j. 381 Waterford Circle West**
 - i. A boat was observed parked in the driveway or on the property of the home. The boat needs to be removed and stored out of sight.
 - ii. The owner is not present.
 - iii. Has violation been resolved? Yes.
 - iv. The CRC members voted to enforce the violation. Despite resolving the issue recently, homeowner has repeatedly violated the HOA rule prohibiting parking boats on driveways over the past several months.

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7. **NEXT COMPLIANCE REVIEW COMMITTEE MEETING**

Wednesday, May 28, 2025, at 6:00 PM, via Microsoft Teams.

8. **ADJOURNMENT**

With no further matters to address, Eric Breuer motioned to adjourn the meeting at **7:33 PM**. **Tami Rush** seconded the Adjournment. Motion passed unanimously by all present.

SUBMITTED BY: Susan Kamba, CRC Secretary.