
WOODFIELD COMMUNITY ASSOCIATION, INC

SUBJECT: COMPLIANCE REVIEW COMMITTEE MEETING MINUTES

DATE: WEDNESDAY, MAY 28, 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 605: PM.

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

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 1 Year, 0 Months.
- b. The CRC needs clarification on the Homeowners' association by-laws regarding signage.

5. NEW BUSINESS

- a. The CRC requested clarification on the definition of commercial vehicles during the April, 2025 meeting which is still pending.

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. 598 Waterford Circle West

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

WOODFIELD COMMUNITY ASSOCIATION, INC

b. 617 Heatherwood Court

- i. The homeowner's property has dead turf that needs to be replaced.
- ii. The homeowner was not present.
- iii. Has violation been resolved? No.
- iv. The CRC voted unanimously to enforce the fine.

c. 3365 Laurelwood Ct.

- i. The homeowner has parked a boat in their driveway or on their property that needs to be removed and stored out of sight.
- ii. The homeowner was present.
- iii. Has violation been resolved? The boat has been sold and moved. Homeowner states that the picture he received in the final notice does not show the boat in the driveway. Homeowner requests Management & Associates provide all photos pertaining to the violation. Homeowner email: rafaelvazquez23@gmail.com
- iv. The CRC voted unanimously to enforce the fine.

d. 1210 Mistwood Dr.

- i. The homeowner's property has dead turf that needs to be replaced.
- ii. The homeowner was not present.
- iii. Has violation been resolved? No.
- iv. The CRC voted unanimously to enforce the fine.

e. 740 Crestridge Dr.

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

f. 765 Crestridge Dr.

- i. The homeowner's landscape beds need mulch.
- ii. The homeowner was not present.
- iii. Has violation been resolved? No
- iv. The homeowner is currently working with Management & Associates to resolve the issue and has been placed in monitored status.

7. NEXT COMPLIANCE REVIEW COMMITTEE MEETING

Wednesday, June 25, 2025, at 6:48 PM, via Microsoft Teams.

8. ADJOURNMENT

With no further matters to address, Eric Breuer motioned to adjourn the meeting at 7:00 PM. Rollie Blake seconded the Adjournment. Motion passed unanimously by all present.

SUBMITTED BY: Susan Kamba, CRC Secretary.