
WOODFIELD COMMUNITY ASSOCIATION, INC

SUBJECT: COMPLIANCE REVIEW COMMITTEE MEETING MINUTES

DATE: WEDNESDAY, February 25, 2026

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 **6:12 PM**.

- a. A quorum was established with the following committee members present; Eric Breuer, Susan Kamba, Tami Rush and Rollie Blake.
- 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 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 seventeen months.

5. NEW BUSINESS

New discussion topics or Compliance Review Committee requests.

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. 706 Centerwood Dr.

- i. During a recent inspection, it was noted that you need to remove weeds from your landscape beds.
- ii. The homeowner is not present.
- iii. Has violation been resolved? No.
- iv. CRC voted to enforce the fine.

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b. **608 Waterford Circle East**

- i. During a recent inspection, it was noted that there are weeds in the landscape beds that need to be removed.
- ii. The homeowner is not present.
- iii. Has violation been resolved? No
- iv. CRC voted to enforce the fine.

c. **812 Crestridge Drive**

- i. It was noted the lawn needs to be treated for weeds.
- ii. The homeowner is not present.
- iii. Has violation been resolved? Yes.
- iv. CRC voted to rescind the fine.

d. **584 Waterford Circle East**

- i. During a recent inspection it was noted that the homeowner is parking a vehicle on the street overnight.
- ii. The homeowner is not present.
- iii. Has violation been resolved? Violation is not enforceable in accordance with Florida state statute.
- iv. CRC voted to rescind the fine.

7. **NEXT COMPLIANCE REVIEW COMMITTEE MEETING**

Wednesday, March 25, 2026, at 6:00 PM, via Microsoft Teams.

8. **ADJOURNMENT**

With no further matters to address, **Eric Breuer** motioned to adjourn the meeting at 6:34 PM. **Rollie Blake** seconded the Adjournment. Motion passed unanimously by all present.

SUBMITTED BY: Susan Kamba, CRC Secretary