

WTHOA SPECIAL MEETING MINUTES

Special Meeting – In Person and via Zoom

Date: Thursday, September 24, 2026

Call to Order: 7:00 PM

Facilitator: HOA Board

ATTENDANCE:

Board Members:

- Deborah Winters Chaney
- Erica Torres
- John Y'Barbo
- Jamie Bell
- Randy Hale

Members/Residents

- Pat Garner, Financial Committee Chair
- Approximately 20+ homeowners attended in person
- Approximately 8 homeowners attended via Zoom

AGENDA ITEM: PROPOSED 10% ANNUAL DUE INCREASE

- A motion was made to increase the annual dues from \$290 to \$319 per household, beginning with the 2026 annual assessment. The 2026 assessment would be billed in November 2026 and due January 31, 2027. A discussion then occurred.

The Board reviewed the balance sheet and discussed the reasons for the proposed increase, including building reserves for unexpected expenses and anticipated major community projects. Examples discussed included



emergency expenses following a hurricane, replacement of the Castlewood Park parking lot, and future resurfacing of the Applewood Pool.

Members also discussed ways to reduce HOA expenses through community involvement, including pressure washing and community mulching.

MOTIONS AND VOTING:

Before there was a second to the original voting motion another motion was made that, if the dues increase passed, the additional funds be allocated to a sinking/large-project fund rather than the regular operating budget, with contributions ending once the reserve reached a specified level. The second motion was amended, then second, and put to a vote. The motion did not pass.

The original motion to increase the annual dues by 10% was then put to a vote. Votes were received from members attending in person, participating via Zoom, and voting by proxy.

Vote:

- Yes: 23
- No: 21

The required two-thirds approval was not obtained. Therefore, the proposed 10% dues increase did not pass.

ANNOUNCEMENTS:

- Community Garage Sale on October 3rd 2026
- National Night Out on October 6th 2026
- Halloween Hang Out – October 31st 2026

ADJOURN:

Meeting was adjourned around 8:30 PM