

Wildwood Homes, Inc.
Follow-Up/Action Item Report

To: Wildwood Homes Board of Directors
 From: Julie Schaefer, Community Manager
 Subject: Recap of the September Board of Directors Meeting
 Board Present: Tim Lord, Shelley Jones, Kent Schwob, Dawn Warner
 Board Absent: None
 Attendees: Julie Schaefer CAM; Shawn Anderson (CO)
 Homeowners: 2 Homeowners
 Called to Order: 6:36 PM
 Adjourned: 7:52 PM

ASSOCIATED NOTES	RESPONSIBLE PARTY NOTES/COMMENTS/ ACTIONS	STATUS
1. Action Item Report/Recap was approved unanimously in lieu of Minutes. Agent will file in community records	Julie	Done
2. Security Report: <ul style="list-style-type: none"> • Officer Anderson attended – reported new officer started in September, Officer Cox. Officer Cox will attend next month. • Several vehicles were tagged for illegal parking, two vehicles towed this month. 	N/A – Info only	N/A
3. Owner Open Session: <ul style="list-style-type: none"> - Owner question concerning tree limbs hanging low – Agent will contact Bartlett to request a reinspection as some work was recently completed. *Bartlett responded and will reinspect and send findings. - Questions concerning dumpster changes, trash collection, etc. Owners advised to call MAC and the Marion County Health Department. Agent will also contact Health Department *Tim reported that Republic trash containers should be removed no later than September 26 per Mayor’s Advocate Representative. 	N/A – Info only	N/A
4. Treasurers Report: The Treasurer reported at this time, notable variances, accounts balances, and payments were discussed. The Treasurer provided a draft of the 2026 Budget at this time. Proposed increase of Association fee to \$209/unit per month, notable adjustments were discussed and the Board agreed to increase the CO fees \$100 per month beginning January 1 per their recent request. Tim will adjust budget accordingly and send update to CAM. *Revision sent and input into system. Message sent to Sargent Anderson regarding fees	Julie	*Done
5. Mailing enclosures for the 2026 Budget were discussed briefly. Agent will send draft of updated prior year documents to Kent for review in advance of the next meeting as all items must be finalized at that time.	Julie and Kent	Pending

<p>6. Discussion regarding plumbing issues and recent inspection. Board approved having the lines in the impacted building televised to attempt to ID the source of the issue. Agent will send approval to plumber and request they coordinate. No additional reports of issues at this building – does the Board wish to continue to pursue the inspection?</p>	All	Pending
<p>7. The Board discussed the surveillance cameras and proposal for new/updated services from Robinson Surveillance. The Board agreed to sign the agreement at this time and have Sean with Robinson begin coordinating installation with Tim. Contracted signed and returned to vendor. Tim has been in contact regarding installation, etc. *In process of setting up vendor info, initial payment, etc.</p>	Julie/Tim	Ongoing
<p>8. Agent will follow up with 24-7 Video Surveillance (Art Small) to inquire about removal of existing cameras and final invoice issues. *Poles and cameras removed, email sent to Art Small regarding invoices.</p>	Julie	Done
<p>9. Tim Lord submitted a receipt for 50 parking violation stickers for the Courtesy Officers, the Board agreed to reimburse Tim for the purchase and for any future needed parking sticker/tag purchases. Agent will submit receipt.</p>	Julie	Done
<p>10. Next Board Meeting: September 17, 2025 6:30 PM Location: Wildwood Clubhouse</p>	ALL	Ongoing

Board of Directors

Date
