



*Willow Walk*  
*Home Owners Association*  
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### Summary of WW HOA Board of Directors Meeting for 05/30/23

Begin: 6:30 PM

End: 7:25 PM

Attendance: Kenny Bulla, Steve Davies, Beth Ellis, Laquita Barron, Ken Rakouska, Nicole Dennis, Mike Marra  
(absent Frank Linn)

1. Fence issues against 540 Wood Chase
  - a. The Board reviewed the 540 Wood Chase homeowner's responses to the HOA's 04/23/23 letter and found the concerns had been properly addressed. Discussion followed that the Board needs to provide more representation to the ACC to ensure adequate and timely review of ACC requests going forward. Three members volunteered to serve on the ACC along with JD Leake. The new members are Laquita Barron, Nicole Wynn and Ken Rakouska. Steve Davies will continue as an administrative support role to ensure proper documentation. The Board also agreed that they support JD remaining on the ACC.
2. Old Moultrie buffer zone was discussed:
  - a. Any type of treatment to manage the vines would have to be along the entire Old Moultrie corridor and could become very costly. As there have been no other complaints from residents that back to Old Moultrie, the Board feels this is not a wide spread concern that requires community expenditures. Steve will communicate the Board's position back to the homeowners making the initial concern.
  - b. The area (as well as all common areas) does need to be monitored for general health of the trees and to identify hazardous trees for removal. The Board should ensure this is done on a routine basis.
3. Old Moultrie Entrance curb and ground lighting functionality and lighting was discussed:
  - a. Kenny had located a SJC department that may provide curb painting or other services to enhance the visibility of the curbs for safety reasons. The Board will pursue that as the current Old Moultrie road project concludes.
  - b. The ground lights in the median island at both entrances are undersized, broken or just not visible. The Board agreed that they should just be removed at a convenient time. There are possible resident candidates with electrical experience that we could approach.

4. Steve will draft a community newsletter for USPS distribution and also posting on the community bulletin boards. The letter will focus on the following:
  - a. HOA Board of Directors composition
  - b. Advertising and encouraging our new HOA website
  - c. Call for volunteers to serve and assist the BOD
5. Kenny reported that 96% of the homeowners have paid their 2023 assessments.
6. Abandon house at 3217 Turtle Creek Road
  - a. SJC Code Enforcement has rejected several of the HOA-submitted violation requests citing that there is no violation.
  - b. SJC Public Health Department was also contacted but the representative reported that there was nothing in their charter that would allow their agency to act. She did suggest contacting Code Enforcement (see "a." above).
  - c. Beth will contact SJC Misquote Control for any possible assistance.
  - d. Steve will send a certified letter to the homeowner's sibling to request their intentions and timeline for the property.