



**Woodlands Estates Association, Inc
Board of Directors Meeting**

Monday, February 23, 2026, at 6:00pm

Place: Offices of Ameri-Tech: 24701 US HWY 19 N, suite 102, Clearwater

ZOOM: Meeting ID: 304 242 8381 Passcode: 838702

Join Zoom Meeting

<https://us02web.zoom.us/j/3042428381?pwd=rDltfv0hecc1paStB2AcCbG7t2d8kM.1&omn=89513417542>

AGENDA

1. Establish Quorum – Call to Order
2. Proof of Notice
3. Disposal of Minutes 2/3/2026
4. Officer's & Committee Reports
5. Old Business
 - A. Catch Basin w/ Sewer Lid 425 Cypress Creek Quotes
 - B. Storm Pipe 540 Palmdale Dr Quotes
 - C. Owner Delinquencies - Status
 - D. Owner Violations - Status
6. New Business
 - A. ARC Applications -Approved by BOD since Annual Mtg. November 2026
 1. 130 Camelia Ct – Paint
 2. 40 Pine Lake Dr – Paint/House Trim
 3. 110 Foxfire Ln – New Construction Generator
 4. 130 Camelia Ct – Mailbox
 5. 310 Holly Hill Rd – Roof
 6. 385 Holly Hill Rd – Landscaping
 - B. Cost Approvals – Approved by BOD since Annual Mtg. November 2026
 1. Street Sweeping – 1 year renewal Contract on Dec 25, 2025 – cost 4x a year \$675 plus \$100 disposal per sweep
 2. Front Entrance Light timer – \$225 - approved Jan 11, 2026 (Reimburse David Marzullo)
 3. Nature Coast Landscaping Contract for 2026, cost - \$683mo.
 4. Alligator Removal Pond 4, cost \$689 – approved Dec 29, 2025
 5. Document updates Review /Prepare \$780.
 - C. Website Update w/ ARC Process
8. Owner Concerns – Agenda Items
9. Adjournment