



**WINTER WOODS
HOMEOWNER'S ASSOCIATION**

Meeting Minutes

January 8, 2026, 7:00 pm

ZOOM Teleconference and live in-person meeting at South Seminole Church of Christ

Attendance :

Bob Colbert	P	Anthony Riley	P
Nell Colbert	P	Laura Spear	P
Gerty Ekdahl	P	Debra Stephey	P
Ed Measom	P	Lawrence Stephey	P
Greg Pfister	P	Anna Swenson	P
		William Vega	A

Guests: NA

Call to Order: Anthony called the meeting to order at 7:02 pm.

Minutes: Greg motioned to approve the December minutes, Laura seconded. Motion passed.

Treasurer's Report: Debra motioned to approve the December report, Greg seconded. Motion passed.

Standing Committee Reports:

Membership: 44 residents have paid for 2026. Nell will start counting and tracking white envelopes received to help assess the impact of providing pre-printed envelopes to residents.

Membership Attainment: Ed is not knocking on doors in January so as not to compete with the envelope test.

Neighborhood Watch: Larry noted that he did not receive any complaints or concerns about New Year's fireworks.

Streets and Lighting: Flickering light on Poinciana has been fixed. Laura noted some outages on Lake Howell – she will share the details with Greg who will report them to the county.

Community Improvements: The four diseased trees on Nottingham have been removed, including the stumps. Some interest from residents in replanting trees there, but Bob believes that county rules have changed and trees cannot be planted between the sidewalk and curb. Ed will explore what's possible with the county.

Welcome to Winter Woods: No homes sold since last meeting. There are three for sale – two on Sussex and one on Japonica. There are two houses for rent in the neighborhood. Laura is monitoring all.

WWHA Website: Bob reported 20-25 logins per day. Holiday decorating pictures seemed to drive traffic to the site.

Old Business:

Christmas Decorating Contest: Everything went well! Next year, Debra will include pictures of the winners on Facebook.

Pet Registry: Ten responses so far!

New Business:

Code violations: Per a resident's request, Ed filed a county code violation on a house on King's John Ct due to the condition of their pool. Board discussed being more proactive around code violations but decided against it so we can focus on positivity and community building.

Spring Fling: 3/28/26 from 5pm to dark. Greg and Gerty will check with their neighbors on King James to get their buy-in to host on that street again. Anthony will reach out to the prior sponsor to gauge their interest in contributing funds again.

Annual Banquet: Anthony recommends a banquet in addition to a board meeting, not instead of a board meeting. Group agreed on Tuesday 3/24 at 6:30. Location not decided but Perkins and Boardwalk were suggested. Board members will pay for their own meals.

HOA Documentation: Anthony distributed a list of HOA activities for the board to review. We noted some additions like the review of bylaws, new resident welcome packet, yard of the month, and distributing invoices/statements for advertisers. Anthony asks board members to write a sentence or two describing how you accomplish your responsibilities and send to him before the March meeting.

Posting Minutes: Nell motioned to start posting minutes on the website and Facebook, beginning with these January minutes, Gerty seconded. Motion passed. We will archive the minutes for one year.

Anna motioned to adjourn at 7:58 pm, and Gerty seconded. Motion passed.