



**WINTER WOODS
HOMEOWNER'S ASSOCIATION**

Meeting Minutes

August 13, 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 7:01 pm.

Minutes: Larry moved to approve the May minutes, Deb seconded. Motion passed.

Treasurer's Reports:

- Larry moved to approve the May report, Deb seconded. Motion passed.
- Larry moved to approve the June report, Gerty seconded. Motion passed.
- Larry moved to approve the July report, Deb seconded. Motion passed.

Standing Committee Reports:

Membership: 122 residents have paid for 2026, approximately 43% of the neighborhood, which is behind where we were at this time last year. There are 282 homes in the neighborhood, so 141 members are needed to reach 50%.

Membership Attainment: Ed and Greg will continue door knocking, and Anthony suggested that we contact property managers of rentals to see if they would pay dues or work them into rental agreements.

Neighborhood Watch: Larry noted reports of tire slashing in Baldwin Park and other issues in Orange County, but nothing to report in Winter Woods. Ed mentioned continued concerns about e-bike riders not following traffic laws – we'll address this in the next newsletter.

Streets and Lighting: There's a new LED light on King James Ct. A tree limb fell in the road at 1921 Japonica – that tree is scheduled to come down. There is a pothole there as well.

Community Improvements: Greg and Gerty noted the church volunteers did a great job with their projects, including removing the grass that was growing into the gutters and preventing the drainage of water.

Welcome to Winter Woods: 3 houses sold over summer. No houses currently for sale on MLS, but there is a sign at 1956 Japonica.

WWHA Website: Bob reported 1000+ visits monthly, with the Calendar and Contact Us being popular pages.

Old Business:

Fall Events Dates:

- Neighborhood Night Out is Saturday 10/3 at 5pm, location TBD
- General Membership Meeting is 10/8 at 7pm at South Seminole Church of Christ
- Garage Sale is Saturday 11/7 from 8am-2pm
- Reminder: We are taking a year off the Halloween Decorating Contest, but Anna will get a "You've Been Boo'd" event going instead.

Neighborhood History Article: Anthony still working on this.

New Business:

Welcome to Winter Woods Transition: Laura's daughter is expecting twins this Fall (yay!) so will not be able to manage the Welcome to Winter Woods program. Gerty will take over for now, and Deb is happy to help.

New Board Members: Anthony would like to get more people attending HOA meetings to start, then eventually have them join the board. Larry will manage the nominating committee in advance of the General Membership Meeting in October.

Code Enforcement Attendance: Seminole County Code Enforcement contacted Nell and offered to attend one of our HOA meetings to review codes. Anthony will talk to them about the length and content of their presentation and availability for our General Membership Meeting in October.

VITALIS: Vitalis is a third party company that works with 100+ service providers and approached the HOA about an agreement. Board agrees that this is not appropriate for Winter Woods.

Anna moved to adjourn at 8:11pm. Anthony seconded. Motion passed.