



**WINTER WOODS  
HOMEOWNER'S ASSOCIATION**

**Meeting Minutes**

**September 10, 2026, 7:00 pm**

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

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**Attendance:**

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

**Code Enforcement:** Jon shared some of his personal and professional history, code enforcement philosophy, and recent developments in Seminole County. His focus is on finding solutions to problems, not issuing fines. After a complaint is filed, an officer must visit the property within 72 hours and talk to the resident or leave a door hanger. The resident then has 10 days to get in compliance. Jon reviewed common code violations as listed in the brochure he distributed. A copy of the brochure will be posted on the website and Facebook.

**Guests:** Jon C. Martin and Ashleigh Riggio from Seminole County Code Enforcement

**Call to Order:** Anthony called the meeting to order at 7:34 pm.

**Minutes:** Debra moved to approve the August minutes, Laura seconded. Motion passed.

**Treasurer's Reports:** Debra moved to approve the August report, Greg seconded. Motion passed.

**Standing Committee Reports:**

**Membership:** 122 residents have paid for 2026, approximately 43% of the neighborhood. No new members since the last meeting. There are 282 homes in the neighborhood, so 141 members are needed to reach 50%.

**Membership Attainment:** NA

**Neighborhood Watch:** Larry noted a large police and FBI presence at Signal Point Apartments nearby.

**Streets and Lighting:** Sidewalks on Hampton Circle have been repaired. Greg called in some fallen branches after the big storm a few weeks ago, and Seminole County came out and removed them the next day. Two dead trees on Nottingham have been taken down, though the stumps still need to be removed.

**Community Improvements:** Lots of work being done on a house on Winter Woods Blvd – bars on the windows have come down, new roof, new paint, etc.

**Welcome to Winter Woods:** No houses for sale. 1 pending on King Richards and 1 pending on Sussex.

**WWHA Website:** Bob reported about 45 visits per day.

**Old Business:**

**VITALIS Communications:** Anthony and Larry will continue to research this.

**Neighborhood Night Out Location:** Felicia has agreed to host at 1964 King Arthur's Ct.

Board Nominations: Larry has a slate of 10 board members to present at the general meeting next month.

**New Business:**

Newsletter Software: Microsoft Publisher will no longer be supported as of 10/1/26. Nell recommends using Canva going forward and would be willing to split the cost with her Legion, since she'll also use it to support her work with that organization. Laura motioned to approve \$90 for Canva, Anna seconded. Motion passed.

Code Enforcement: Anthony suggested inviting Jon to Neighborhood Night Out.

Neighborhood Night Out Activities: Budget is \$1000. Pizza food truck has confirmed, and Anthony will work to get a few more options. Police and fire department have also confirmed. Anna will reserve a bounce house and explore mini golf, music, and a balloon artist.

Meet Your Neighbor Articles: Anthony noted getting residents to interview is becoming difficult and asked the board for personal recommendations.

Anna moved to adjourn at 8:10pm. Gerty seconded. Motion passed.