



When:	<i>Saturday June 20, 2026, 10:00 AM EST</i>
Where:	<i>Wells Landing Neighborhood Pool</i>
Meeting:	<i>Wells Landing HOA Board Meeting Agenda</i>
Attendees: Jeff Berk, Don Johnson, Chad Black, Benny Glliam, and Rebekah Berk	
1. Review minutes of May 09, 2026, board meeting – Approved 2. Pool inspection requires \$6,000 in new updates to equipment not previously budgeted for. • In addition, defecation was found in the pool last week that required that the pool be closed while sanitation completed and chemicals leveled. 3. Review delinquent accounts prior to Compliance Committee meeting • What to do about Scott and Dummich – One more letter will be sent before a vote will be made to place a lien on the property for dues. • Briefing the Compliance Committee on Leepart failure to provide Homeowners Insurance and dues. Compliance will meet today to discuss insurance fines. • Status of 617 Wells Landing Drive. \$11,528 – Auctioned 5/20 and only sold for approx. \$53,100 to the original plaintiff (Allied First Bank). Legal documents still list the incorrect HOA to be notified, despite repeated corrections requested. Due to the incomplete/incorrect identification and notification of the incorrect HOA, pursuance of past due fees and dues will continue directly with the bank, along with demands for painting and property upkeep that has also been included in ongoing action for this property. • How does Board view non-physical receipts of our Certified Mailings -Leepart and Sapitan continue to ignore certified letter notifications. Prior legal guidance was that the HOA completes their legal requirement by submitting the letter in the correct form and by the correct manner, whether they sign for the letter or not. USPS delivery tracking can be obtained as evidence that the	

required steps were taken to notify the homeowner.

3. Old Business:

- Pool sign made to add “Do not drink pool water” and “Do not swim while sick,” to comply with legal requirements.

4. Open ARB requests

- None

5. Q&A

- The motorcycle trailer on Wells Landing will not be permanent. The husband travels for work almost full time and uses that trailer. It will only be here when he is in town, and he will look for alternate parking for future stays.

6. Next board meeting will be:

- Date: August 1, 2026
- Time: 10:00am EST
- Location: Pool house

7. Meeting adjourned: 10:47am

Compliance Committee Meeting Time: 10:47am

Compliance Committee: Brett Markley (Chairperson), Brenda Restivo and Mary-Virginia Fisher

Items for review:

- Leepart: Fine for Lack of Insurance – 100/day, up to a total of 1000
 - Owner Specific Evidence
 - Florida Statutes
 - Proof of all communication with proof of mailing
 - USPS tracking details showing proof of certified letter not picked up
 - Reference Documents
 - Example of prior Compliance Committee review template for reference
 - Copy of notification of fines imposed
 - Post Vote
 - Brett will create the letter to the homeowner, using the reference letter provided
 - 2 copies will be made, one to be sent via certified letter and one to be kept for HOA records
 - Brett will send the letter certified mail, with his name as the signer on the letter and

his address as the return address on the certified green slip

- Once the green slip is returned to Brett, signed by the homeowner, he will return it to Don Johnson

Vote: Unanimously voted YES to impose \$100/day, up to \$1000 fine.

Compliance Committee Time Adjourned: 11:00am