

Annual Meeting Woodbrooke Run HOA
Rosedale Country Club Community Room
FEBRUARY 8, 2026

1. Call to order by President Jeanne Panka at 1:00 PM
2. Attendance called: A quorum was established - more than 30% of residents were present. A total of fifteen homeowners attended.
3. Introduction of new homeowners: Cameron and Kimberly Moore, Gayla and David Price
4. Officer and Committee Reports
 - A. President – Jeanne Panka
 - Residents are reminded that water restrictions remain in effect. Lawn irrigation is limited to one day per week based on the last digit of your house number: 0 or 1 – Monday, 2 or 3 – Tuesday 4 or 5 – Wednesday, 6 or 7 – Thursday, 8 or 9 – Friday. This restriction also applies to car washing.
 - A 5-year contract for roof washing has been awarded to a new company. Cost has increased to \$295 per house.
 - Our contract for backflow testing has been renewed with Casey Backflow. The contract is for 5 years at a cost of \$15 per test. Also included are reduced rates for repair and/or replacement. Homeowners are encouraged to use Casey Backflow for any repairs or replacements as these prices have also been negotiated, are fixed for 5 years, and are lower than most other providers. This bulk rate pricing was result of work by members of the RCC; all local Rosedale HOAs are invited and encouraged to participate.
 - Maintaining our community's appearance is everyone's responsibility. Residents are reminded to keep driveways clean and free of debris, oil stains, and mildew as needed.
 - B. Secretary – Norm Wollmann
 - Manatee County delivered 96-gallon garbage bins to all homes last year. Homeowners who prefer a smaller bin may now exchange them for 64-gallon bins by submitting a service request through the Customer Self Service portal at: mymanatee.org/css.
 - C. Treasurer – Beth Teffner
 - The 2025 budget performed well with no surprises. For 2026, quarterly dues are expected to remain unchanged at \$525 per quarter. This is largely due to eliminating annual mulching this year. We also do not anticipate any attorney fees this year.
 - D. Investments – Todd Parker
 - We currently have 8 CDs and a Money Markey account earning interest. The CDs will auto-renewal. This needs to be watched as we get closer to house painting in a few years, as the money needs to be available. Interest rates have declined, 0.3 to 0.5%.
 - A quarterly estimated federal tax of \$1200 was paid.
 - E. Lawn Maintenance Liaison – Jim Sullivan
 - Sunrise Landscape recently assigned a new contract manager to our account. Unfortunately, responsiveness has been poor, and there has been no progress on resolving the stained paver and driveway issues.

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- Recent shrub trimming was especially poor, prompting complaints from numerous residents. However, when compared to landscape companies serving other Rosedale HOAs, our value remains competitive. Other companies charge higher rates yet have similar performance issues. On the positive side, their service of our irrigation systems has been consistently good.
 - Our current contract with Sunrise Landscape will probably increase by 2% on July 1.
 - To submit work requests, log on to www.sunriselandscape.com. You will immediately see a large rectangular box: "Client Service Ticket Form" Click on that. Next you will see a page to log in to your account. You do not need to create a user account unless you prefer. You may just "Create new ticket as a guest." The next page will ask you to fill out your name, etc. including your community (Woodbrooke Run). Once you have all the required information filled out, just submit and you are done! You should hear from them shortly after that.
- F. Light replacement – John Wilson
- John Wilson regularly inspects the carriage lights at each home and replaces bulbs as needed, keeping our community bright and consistently well-lit. Thank you John.
- G. Architectural Review – Bill Jacques
- There were 6 ARC requests in 2025. These included tree removal, and roof and driveway replacement. All were approved.
- H. Carriage Lights - Robin Gallo
- Replacement of front exterior garage carriage lights requires a Property Change Request. The required form and guidelines for selecting approved replacements are available on our HOA website (www.woodbrookerun.com).
- I. Old Business - Mulch
- As approved at our last annual meeting, mulching was skipped in 2025. The board will decide on the path forward at our next board meeting. Residents are encouraged to share their preferences with board members. Current suggestions include annual mulching, front yards only, or discontinuing the service altogether. Most homeowners in attendance thought that a good solution might be to just mulch the front of the houses every year. This would require homeowners to add any mulch on the side or back on their own.
- J. New Business – No issues.
- K. Open Forum – No issues.
- L. Meeting adjourned by Jeanne Panka at 1:47 PM.

Respectfully submitted,
Norman Wollmann
Secretary