



Woodside Plantation Property Owners' Association

Woodside Plantation Property Owners' Association Annual Meeting Minutes September 1, 2015 6:00 P.M.

The meeting, which was held at the Woodside Plantation Country Club, was called to order at 6:00 pm by President, Larry Wittenmyer. Board members present were Greg Burkes, Greg Hoffman, Jerry Hughson, Dave Rodgers, John Rogers, Linda Rudd, Pat Shippey, Mary Shultz, and Larry Wittenmyer. Also attending the meeting as a special guest, City of Aiken Manager John Klimm.

Welcome – Larry Wittenmyer, President

Mr. Wittenmyer welcomed the membership to the annual meeting.

Establishment of Quorum – Jerry Hughson

Mr. Hughson announced that quorum had been met.

Introduction of Board Members and Staff Members – Larry Wittenmyer

Mr. Wittenmyer introduced the existing Board of Directors, the POA staff, and the distinguished guest.

Election of Directors – Larry Wittenmyer

Mr. Wittenmyer recognized the five candidates for the election of the Board of Directors; Lynette Brumfield, Dan Franck, Jerry Hughson (incumbent), Jo Ann Clayton-Reyna, and Larry Wittenmyer (incumbent). Mr. Wittenmyer asked the membership to place their vote. Election results will be announced at the end of the meeting.

Amendment to Covenants – Larry Wittenmyer

Mr. Wittenmyer introduced and explained the amendment regarding the Live Oaks. Mr. Wittenmyer asked the membership to place their vote.

IRS Ruling 70-604 – Patricia Shippey

IRS regulations provide for the Revenue Ruling 70-604 election that a membership must annually adopt that allows the Association to carry over any excess of membership income over membership expense and apply it against the subsequent tax year member assessments. Mrs. Shippey motioned to adopt the Revenue Ruling 70-604 for the year ending December 31, 2015. The motion was seconded and unanimously approved.

Director Reports:

Board Members presented summary reports on accomplishments during the last year. Board Members reporting were Patricia Shippey – Financials, Mary Shultz – Common Area Landscape, Greg Hoffman – Security, Jerry Hughson - Lakes & Dams, Linda Rudd – Covenants, John Rogers – Roads, Streetlights, Signs & Walking Paths, Greg Burkes – Technology, Communications, Facilities, & Amenities, and Dave Rodgers – Architectural Review Board.

Guest Speakers:

City of Aiken Manager – John Klimm

Mr. Klimm introduced himself to the audience and spoke on several areas of focus in the City of Aiken’s future.

Question and Answer Session

Mr. Wittenmyer fielded questions from the membership. Topics included; discontinuing of ADPS additional patrol, lake conditions, deer management in Woodside, common area landscape issues, content of monthly board minutes, weekly yard debris blocking roads, and pine straw solicitation. All questions were answered by the appropriate board member.

Results of Board of Director Election – Larry Wittenmyer

Mr. Wittenmyer announced the results of the Board of Director Election. The following were elected to the Board:

1. Lynette Brumfield
2. Dan Franck
3. Larry Wittenmyer

Results of Covenant Amendment Election– Larry Wittenmyer

Mr. Wittenmyer announced that the covenant amendment passed.

The meeting then adjourned around 8:00pm and the board met in Executive Session to elect officers for the upcoming year.

Respectfully Submitted,



Michelle Yonce
WPPOA Finance Manager

Woodside Plantation Property Owners' Association
Board of Directors
Special Meeting Minutes
September 1, 2015 8:10pm

A special meeting of the Board of Directors was held after the adjournment of the Annual Meeting at 8:10 pm. The meeting was called to order by Larry Wittenmyer. After a quorum was established (Lynette Brumfield absent), Mary Shultz nominated Larry Wittenmyer as President and John Rogers seconded. All in favor.

Larry Wittenmyer nominated Mary Shultz as Vice-President. All in favor.

Larry Wittenmyer nominated Lynette Brumfield as Treasurer. All in favor.

Larry Wittenmyer nominated Dan Franck as Secretary. All in favor.

Larry Wittenmyer moved to adjourn the Special Meeting at 8:15 pm and the meeting closed.

Respectfully Submitted,

Michelle H. Yonce
Woodside Plantation POA
Finance Manager