

**WOODLANDS SECTION FIVE ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES**

DATE: February 27, 2026

TIME OF SCHEDULED MEETING: 7:00 pm

LOCATION OF MEETING: 5725 White Hickory Circle, Tamarac, FL 33319

BOARD MEMBERS PRESENT:

President: William Randy Scott

Treasurer: Randy Cross

Secretary: Paula Stitt

Erwin Papillon

BOARD MEMBERS ABSENT:

Vice President: Shane Salter

Richard Newman

George Menzies, Jr.

ALSO PRESENT:

Daniel Lastra Perez, CAM-President, Jackson Lastra Property Management Group

Robin Crouch-Perez, CAM, Jackson Lastra Property Management Group

I. CALL TO ORDER:

The meeting was called to order by: Randy Scott

The meeting was called to order at: 7:20pm

Quorum was established.

II. MINUTES

The minutes will be emailed to the Board.

III. REPORT OF OFFICERS AND COMMITTEES:

A. Treasurer's Report (Randy Cross): Reported by Daniel Lastra Perez.

1. There is \$19,143.85 outstanding in delinquent fees.
2. There is \$160,231.65 in total liabilities/equity.

The Attorney has begun to reach out to delinquent owners.

JEA Financial Group - late fees need to be rescinded, and accounting presented most likely not to date as of meeting.

Randy Cross: Randy Cross and Randy Scott met with Neurupa and Patty Foxx from WHOA. WHOA is a 617 when the developer handed over the property in the 1970's and has been in place since the beginning of the Woodlands. February 24, 2026, WHOA gave Randy Cross access to Juda's system. The WHOA cannot write a check simply to approve finances. Section 5 treasurer signs off on expenses, sends to WHOA then to JEA Financial Group and then JEA cuts checks. Section Five has authority.

A. **Clubhouse:** Roof needs replacement. Summary of bids presented. Request by Randy Cross to table roof replacement vote until he has opportunity to understand Section Five finances.

B. **Pool:** DCR Pools awarded restoration project and now Blue and Gold Company is currently maintaining the pool. Why did the past board approve the move from DCR to Blue and Gold was because there was misinformation understood by the previous board.

MOTION: made to terminate the Blue and Gold Company maintenance contract by Erwin Papillon. Motion was seconded by Randy Cross.

MOTION: made to recontract DCR Pools because they maintain the warranty on the pool by Erwin Papillon. Motion was seconded by Randy Cross.

V. New Business

MOTION: was made to adjourn meeting at by Randy Cross, seconded by: Paula Stitt
All in Favor.

Meeting adjourned at: 8:17pm

Signature

Date