

**Westchester Country Club/Starlight Cove  
Board of Directors Meeting Minutes Summary  
November 29, 2016**

- I. Road Committee Report**
- II. Budget**
- III. Unfinished business**
  - a. Pool Furniture**
  - b. Pool Lights**
- IV. New Business**
  - a. Pool Phone**
  - b. Tree Trimming**
- V. Board Review of Violations**
- VI. Date for Special Assessment Meeting Announced**

**I. Road Committee Report**

1. Review of Vendor Submittals – There were 6 bidders total. Two of the 6 were evaluated in detail by the engineer. Ranger was highly regarded. A motion was made to accept the proposals from All County or Ranger Construction Industries Inc. as the two low bidders to resurface the roads. All were in favor. The Board voted to accept either proposal based on the follow up Bid Review Meeting scheduled by the Road Committee and the Engineer.
2. There was a vote on referral of the contract to attorney. A motion was made to submit the contract to the attorney for review. All were in favor.
3. Vote on funding of reserves occurred. A motion was made to pass a special assessment to offset the shortfall of the reserve funds for resurfacing the roads. All were in favor.

**Note:** If for some reason you have not been able to review the engineer reports, the proposed options, funding methods, meeting minute summaries explaining the current road progress, you are encouraged to review the large amount of information and reports available at the link below:

<http://www.starlightboynton.com/meeting-docs.html>

In 2015, two separate professional, licensed engineering firms were hired to conduct a Road Reserve Study. The purpose of this study was twofold, firstly to evaluate and determine the road's structural integrity and remaining life. The second purpose for the study was to independently examine and audit the Associations financial ability to maintain, repair or replace the community roadway. The Association did not pass either study. Essentially the

road life was at its end and the Association's Road Reserve was seriously underfunded. In fact the Association received a "D" grade. An engineering survey comprised of scientific analyses and core samplings of the roadway, as well as expert evaluation of the current roads condition with respect to estimated lifespan and other factors for consideration, was completed. The Road Reserve Study was a legally binding public document. It formally documented that our roads were at the end of their lifespan, 25+ years, and further documented that the Association, over 25 years of dues collection, had failed to provide funds necessary to replace or repair the roads in a manner required by the Florida statutes that govern the responsibilities of HOA Associations.

The last 12 months have been consumed with engineering evaluations, presentations by road vendors, formation of special committees with neighbor volunteers, as well as a multitude of community discussions, special meetings, and research concerning the roads and financing options. Hundreds of pages of research and reports and proposals have been posted on the Starlight Cove website for everyone to read, and to offer suggestions and ask questions about. After 8 months of studying options, in August, a special meeting devoted and focusing on our roads was announced. A questionnaire was hand delivered communitywide seeking input from all of our neighbors. The meeting was well attended and lasted for hours. Many ideas and suggestions were offered and the community came together for the sole purpose of selecting the maintenance and funding options for maintenance and repair of the Starlight Cove roadway. The move to re-pave is clear. Notice that an assessment would likely materialize was indicated and discussed from this meeting and into the budget meeting.

Of course and as always, if you have any questions please feel free to contact your property manager, Liz Fox, or email [StarlightBoynton@gmail.com](mailto:StarlightBoynton@gmail.com) in order to help address any questions and concerns you may have and to obtain the correct information.

## **II. Budget**

A vote was made to accept the budget with the increase to include expanded cable service. A motion was made for the budget to be passed with the increase to include the expanded cable package. All were in favor. To reiterate, a primary reason for the increase is due to the Comcast contract renewal and the addition of a cable service: Comcast internet. Of course, there are other considerations as to why the dues increased. Specifically, operating and maintenance costs tend to increase over time with inflation, costs of goods, and services. There were certain items where line item costs have decreased. All units should have received a budget draft in the mail from First Service Residential. If you haven't reviewed the draft already, which was already approved, a breakdown of costs is outlined on the draft located at the link below which also contains last year's line items for comparison.

[http://www.starlightboynton.com/uploads/4/7/0/5/47053307/wcc\\_2017\\_budget\\_final\\_to\\_mail.pdf](http://www.starlightboynton.com/uploads/4/7/0/5/47053307/wcc_2017_budget_final_to_mail.pdf)

After months of negotiation, the contract is now in its final stages. As it stands, the cable contract is set for renewal in April, at which point internet service will be available for homeowners. More details will be provided closer to the renewal date. This option will increase your cable service from solely having a wired/coaxial connection to adding wireless streaming. Online Xfinity TV will be available, and you will be able to access Comcast movies and shows at home on any device internet capable device for your entertainment.

### **III. Unfinished Business**

- a. Pool Furniture – A motion was made to approve the aluminum sling furniture for the seating area under the awning at the pool and for aluminum sling furniture at the pool. All were in favor.
- b. Pool Lights – Four pool lights are not operational as they are corroded not electrically sound. New lights are being considered. The item was tabled until quotes and estimates can be retained.

### **IV. New Business**

- a. Pool Phone- A motion was made for a yearlong contract with AT&T to cut cost for the phone at the pool. All were in favor.
- b. A vote was made to trim trees in the common area pool perimeter. A motion was made to accept the contract for under \$500.00 by Ashem. All were in favor.

### **V. Board review of violations:**

Board voted for six homeowners to be referred to the grievance committee on January 9<sup>th</sup>, 2017.

### **VI. Date for special assessment announced:**

The special assessment meeting is scheduled for January 19<sup>th</sup>. This meeting will serve to ratify the special assessment. Opinions surrounding the funding and road construction options will not be considered from the floor at this meeting. If you missed the related meetings, the minute summaries are available online:

<http://www.starlightboynton.com/meeting-docs.html>