

**WESTCHESTER CC HOA**  
**THE BOARD OF DIRECTORS**  
**2021 BUDGET MEETING**

**AGENDA**

November 23, 2020 7:00PM

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE  
Affidavit of budget mailing
- 3) ROLL CALL
- 4) ESTABLISHMENT OF A QUORUM FOR THE ASSOCIATION
- 5) APPROVE MINUTES OF NOVEMBER 2, 2020 BUDGET WORKSHOP
- 6) TREASURER'S REPORT OCTOBER 2020 FINANCIALS
  
- 7) 2021 BUDGET DISCUSSION
  
- 8) OLD BUSINESS  
POOL LIGHT PROPOSALS  
GODFREY ELECTRIC  
I.M. ELECTRIC
  
- 9) NEW BUSINESS
  - a) Review Proposals to Remove planters in front of community  
Mr. Fix It of South FL Proposal to Fix Planters  
R & R Professional Services Inc.
  - b) Review Eagle Eye 2021 Security Proposal
  - c) Review Friedman, Feldmesser & Karpeles 2021 Engagement letter for 2020 Financial Review
  - d) Present to Community 2019 Financial Review From Friedman, Feldmesser & Karpeles
  - e) Review Proposal to install and take down holiday lights at community entrance
  - f) Review and prepare recommendation for lease renewal for IH3 tenant (2 lease renewals)
  - g) Consideration and recommendations for Flag Post installed in community
  
- 10) ADMINISTRATIVE
  - a) Ratify results of Fining Committee Hearings on November 18, 2020
  
- 11) DISCUSSIONS OPENED TO THE FLOOR
  
- 12) ADJOURNMENT

***UPCOMING MEETINGS DATE***  
***PLEASE MARK YOUR CALENDAR***

Annual Meeting and Board Elections

Monday, January 18, 2021 – 7PM