

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING MINUTES

Monday October 26, 2020
Starlight Cove Pool Pavilion
(Amended and Approved January 18, 2021)

Board Members Present:

Marcus Warner, President; Christine Luddy, Vice-President; Cheryl Edwards, Treasure; Beth Bohon, Secretary; Stephen Kogler; Property Manager

Call to Order

Meeting called to order by President Marcus Warner @ 7:05PM

Roll Call

All present

Proof of Meeting Notice

Proof present by Cheryl Edwards

Reading of the Minutes

September 9, 2020 BOD meeting

Cheryl motioned to waive reading and approve September 9, 2020 minutes.

Beth^{2nd} motion; Passed all in favor

Manager's Report

Managers' report given by Stephen Kogler

Treasure's Report

Treasure's report given by Cheryl.

Old Business

Update planter removal or waterproofing tabled pending bids for removal

New Business

Review and vote: New pool vendor; Cool Blue Pools, Barefoot Pools or Fountain Blue Pools

Cheryl motioned to approve bid from Cool Blue Pools with a start time of January 1, 2021

Beth^{2nd} motion; passed all in favor

Review and vote: removal of rodent and iguana infested shrub behind home on Wedge Way pending written approval from WCC Golf Course Management. Cheryl motioned to approve removal of shrub

Chris^{2nd} motion; passed all in favor

Replanting of landscape at pool by All Season's

Cheryl motioned to approve new plants not to exceed \$2,000

Marcus^{2nd} motion; passed all in favor

Replace lights at pool – Tabled for updated bid

Pressure clean community sidewalks and pool pavers

Cheryl motioned to accept bid from Deans Pressure Cleaning

Chris^{2nd} motion; passed all in favor

Review and vote: purchase and installation of holiday lights - Tabled

Review and vote: purchase of no parking sign
Cheryl motioned to approve purchase of new no parking sign
Beth 2nd motion; passed all in favor
Discussion regarding storm drains

Administrative Business

Motion special assessments for unit owners under approved fines
Cheryl motioned to impose special assessment fines on accounts
Beth 2nd the motion; passed all in favor
Motion to refer unit owner's to fining listed accounts
Marcus motioned to send accounts (listed below) to fining
Cheryl 2nd the motion; passed all in favor
Nomination and vote of approval for litigation committee
Committee Members Joe Tricomi, Cheryl Edwards and Beth Bohon
Marcus motioned to approve committee
Cheryl 2nd the motion; approved all in favor
Presentation and discussion of 2021 draft budget and scheduling of workshop meeting
Meeting set for 11/02/2020 7PM pool pavilion

Adjournment

Marcus motioned to close the meeting; Chris 2nd motion; passed all in favor
Meeting adjourned @ 8:29PM

Minutes approved on _____

Beth Bohon _____
Secretary, Board of Directors

Sign

Amended: January 18, 2021