

WESTCHESTER CC HOA
BOARD OF DIRECTORS MEETING
AGENDA

Wednesday, June 16, 2021 7pm

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE
- 3) ROLL CALL
- 4) APPROVE MINUTES OF April 28, 2021 BoD MEETING
- 5) TREASURER'S REPORT – May 2021 Financials

- 6) SOUTHERN SHORES MANAGER'S REPORT TO BOARD
 - a) Violations Issued
 - b) Extension Requests from Owner – House Painting Acct. 169-7250

- 7) OLD BUSINESS
 - a) Review options for removal of clusia planted behind pavilion and finalize

- 8) NEW BUSINESS
 - a) Review samples of roof tile and vote on ACC inclusion
 - b) Review samples of new house paint and trim colors and vote on ACC inclusion
 - c) Discuss including pavers for approved driveway option
 - d) Schedule Sidewalk Cleaning
 - e) Landscape at Pool

- 9) ADMINISTRATIVE
 - a) Referrals to Fining Committee scheduled for July 8, 2021 at 7 pm Pool Pavilion
 - Account # 175-2632 – Trash Violations
 - Account# 169-7043 - Paint House
 - Account# 169-7577 – Trash Violations

 - b) Review and Approve Special Assessments for unpaid Fines, Forced Maintenance and Legal Fees
 - Account #169-7836 – Paint House Account#169-7085 – Legal Fees
 - Account# 169-7836 – Repair Patio Account#169-6769 – Roof Needs to be Cleaned
 - Account# 169-7836 – Repair Scr. Account#169-8194 – Roof Needs to be Cleaned
 - Account# 169-7836 – Legal Fees Account#169-8194 - Open Hurricane Shutters
 - Account#169-7836 – Forced Maint.

 - c) Waiver of Fines for Unit Owners with Closed Violations
 - Account # 169-8437 – Repair Screened Patio and Repair Upper Deck
 - Account # 169-7069 - Paint House

 - d) Delinquent Unit Owners Referred to Collections
 - Account# 169-8518

- 10) DISCUSSION OPENED TO THE FLOOR

- 11) ADJOURN