

WESTCHESTER CC HOA
BOARD OF DIRECTORS MEETING
AGENDA

Wednesday, August 18, 2021 7pm

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE
- 3) ROLL CALL
- 4) APPROVE MINUTES OF June 16, 2021 BoD MEETING
- 5) TREASURER'S REPORT – June 2021 Financials
- 6) REVIEW AND 2020 FINANCIAL REVIEW – Friedman, Feldmesser & Karpeles, CPA

- 6) SOUTHERN SHORES MANAGER'S REPORT TO BOARD
 - a) Violations Issued - Status of Landscape Violations Communitywide
 - b) Ficus Hedge EL Clair Ranch Road – Update from Palm Beach Co. Zoning Office
 - c) Clusia behind pavilion moved to HOA property lines

- 7) OLD BUSINESS
 - a) Ficus Hedges along El Clair Ranch – Review estimate for replacement of 8 dead hedges
 - b) Roof Tiles Survey and Vote - Update ACC Approved Roof Colors
 - c) Select Paint Colors for Front Doors
 - d) Clarify painting of Garage Doors – Based on New House and Trim Colors
 - e) Pavers – Tabled

- 8) NEW BUSINESS
 - a) ACC Requests – Board Review
 - b) Review Invoice for Broken Window at Pool Bathroom
 - c) MONitech estimate to replace license plate camera
 - d) Unmaintained Home Pleasant Green Way – Owner Deceased
 - e) Review of invoice for water line repair June 1, 2021 – Joe Hillman Plumbers

- 9) ADMINISTRATIVE
 - a) Forced Maintenance Notice – Pleasant Green Way
 - b) Special Assessment – Legal Fees
Account # 169-7836
Account # 169-7085
 - c) Referrals to Fining Committee scheduled for September 9, 2021 at 7 pm Pool Pavilion
To Be determined which homeowners are eligible based on Board review of the violations log
 - d) Delinquent Unit Owner Referral to Collections

- 10) DISCUSSION OPENED TO THE FLOOR

- 11) ADJOURN