

**WESTCHESTER CC HOA**  
**BOARD OF DIRECTORS MEETING**

**AGENDA**

March 22, 2021 7:00PM

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE
- 3) ROLL CALL
- 4) APPROVE MINUTES OF February 15, 2021 BOD MEETING
- 5) TREASURER'S REPORT – February 2021 Financials
  
- 6) SOUTHERN SHORES MANAGER'S REPORT TO BOARD
  - a) Status of SSM on line violation system and training
  - b) Status of approved compliance extensions in community
  
- 7) OLD BUSINESS
  - a) Review and Vote Proposal for Purchase and Installation of Flag Pole on Gatehouse
  - b) Review and Vote Inclusion of metal roof tiles, Terra Cotta color as ACC approved roof material
  - c) Review and Approve Change Order #1, RNR Construction, Gatehouse Renovations
  - d) Discuss and set conditions for violation compliance extensions and Fine Waivers
  
- 8) NEW BUSINESS
  - a) Resolution – Selection of Association Collection Attorney – Stoloff & Manoff, PA
  - b) Review and Approve All Season's Estimate 160688 – Landscape Gatehouse Planter Area
  - c) Review and Approve RNR Estimate for repair of Pool Bathroom Area
  - d) Review and Approve Proposals for Repair and Purchase of Gatehouse Doors
  - e) Add Language to violation notices regarding requests to waive Fines
  - f) Opening the Pavilion for Reservations – Palm Beach County CDC Guidelines
  
- 9) ADMINISTRATIVE
  - a) Review Unit Owner Extension and Waiver of Fine Request – Account # 1697069
  - b) Review and Approve Waiver of Fine Request
    - Account # 1697852 – Paint House
    - Account# 1848119 – Paint House
    - Account# 1697548- Landscape Planted in Common Area
    - Account# 1697690- Failure to Maintain Landscape
    - Account# 1697108 - Paint House
    - Account# 1698589 - Paint House
  - c) Unit Owners Referred to Collections
    - Account # 1698518
    - Account # 1872389
  - d) Unit Owners Referred to Fining Committee – Compliance Extensions Expired
    - Account # 1697043 Paint House and Clean Driveway
    - Account # 1698437 Replace Upper Deck – Repair Lower Deck and Screen
    - Account # 1698440 Paint House
    - Account # 1734278 Paint House
  
- 10) DISCUSSIONS OPENED TO THE FLOOR
  
- 11) ADJOURNMENT