

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

**AGENDA**

Wednesday, April 28, 2021

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE
- 3) ROLL CALL
- 4) APPROVE MINUTES OF March 22, 2021 BOD MEETING
- 5) TREASURER'S REPORT – March 2021 Financials
  
- 6) SOUTHERN SHORES MANAGER'S REPORT TO BOARD
  - a) Violations Issued
  - b) Extension Requests from Owners
  
- 7) OLD BUSINESS
  - a) Approve Proposal and Invoice from J&E Contracting for Gatehouse Repairs
  
- 8) NEW BUSINESS
  - a) Review Security Proposals - ARK and Archangel
  - b) Broken unit owner sprinklers behind pavilion
  - c) Define Short Term Parking for purposes of towing
  - d) Ficus Hedges on El Clair Ranch – Options
  - e) Review and Update ACC approved paint colors
  - f) Define “spot painting” for purposes of need to paint house violations
  
- 9) ADMINISTRATIVE
  - a) Ratify and Approve Fining Committee Hearing Minutes and Results – Thursday, April 22, 2021  
Account # 1698437 Replace Upper Deck – Repair Lower Deck and Screen  
Account # 1698440 Paint House  
Account # 1734278 Paint House
  
  - b) Review and Approve Special Assessments for unpaid Fines, Forced Maintenance and Legal Fees  
Account # 169-7836 – Paint House  
Account# 169-7836 – Repair Patio  
Account# 169-7836 – Repair Screens  
Account# 169-7836 – Legal Fees  
Account# 169-7836 – Forced Maintenance - Lawn  
Account# 169-7085 – Legal Fees  
Account# 169-6769 – Roof Needs to be Cleaned  
Account# 169-8194 – Roof Needs to be Cleaned  
Account# 169-8194 - Open Hurricane Shutters  
Account # 175-2632 – Trim Hedges
  
- 10) DISCUSSION OPENED TO THE FLOOR
  
- 11) ADJOURN