

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING

Monday March 22, 2021
Starlight Cove Pool Pavilion

Board Members Present:

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

Call to Order

Meeting called to order by President Marcus Warner @ 7:18PM

Roll Call

All Present

Proof of Meeting Notice

Proof present by Cheryl Edwards
See Attached

Reading of the Minutes

February 15, 2021

Marcus motioned to waive reading and approve February 15, 2021 minutes.
Chris 2nd motion; Passed all in favor

Treasure's Report

Treasure's report given by Cheryl.

Manager's Report

Given By Stephen Kogler

Old Business

Review and vote proposal for purchase and install of flag pole at Guardhouse. Cheryl motioned to accept US Flag Store NTE \$750; Chris 2nd the motion, passed all in favor.

Review and vote to include metal roof tiles. Cheryl motioned to include Terra Cotta colored metal roof tiles as approved roof covering; Beth 2nd, passed all in favor.

Review and vote change order #1 for RNR Construction on Guardhouse renovations. Cheryl Motioned to approve the change order; Beth 2nd the motion, passed all in favor.

Discuss and set conditions for violation compliance, extensions and fine waivers.

New Business

Selection of Association Attorney for Collections. Cheryl motioned to accept Stoloff and Manoff, PA for Association collections; Chris 2nd the motion, passed all in favor.

Review and vote All Season's estimate 160688 for Gaurdhouse planter and landscape. Cheryl motioned to accept; Beth 2nd the motion, passed all in favor.

Review and vote RNR estimate for repair of pool bathroom. Cheryl motioned to approve plus \$100 for parts; Beth 2nd the motion, passed all in favor.

Review and vote proposals to repair Gaurdhouse doors. Tabled

Add language to violation notices regarding requests to waive fines.

Opening pool pavilion for reservations and review of Palm Beach County, CDC guidelines. Revisit in May.

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Administrative Business

Review unit owner extension and fine waiver request – Account #1697069.

Review and approve waiver of fine requests.

Account #1697852 – Paint House; Waived

 #1848119 – Paint House; Waived

 #1697548 – Landscape planted in common area; Waived

 #1697640 – Failure to maintain landscape; Not Waived

 #1697108 – Paint house; Not Waived

 #1698589 – Paint house; Not Waived

Unit owner referred to Collections.

Account #1698518

 #1872389

Unit owner referred to Fining Committee Hearing – April 22, 2021

Account #1697043 – Paint house and clean driveway; tabled

 #1698437 – Replace upper deck and repair lower deck and screen

 #1698440 – Paint house

 #1734278 – Paint house

Cheryl motioned to send to fining committee; Beth 2nd the motion; passed all in favor

Adjournment

Marcus motioned to adjourn the meeting; Chris 2nd motion; passed all in favor

Meeting adjourned @ 9:09PM

Minutes approved on April 28, 2021

Beth Bohon; Secretary _____
Sign & Date