

WESTCHESTER CC HOA
BOARD OF DIRECTORS MEETING

AGENDA

Monday November 8, 2021 6pm

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE
- 3) ROLL CALL
- 4) READ and APPROVE MINUTES OF October 18, 2021 BoD MEETING
- 5) SOUTHERN SHORES MANAGER'S REPORT TO BOARD

- 6) 2022 BUDGET
 - a) Present and Approve 2022 Budget

- 7) ADMINISTRATIVE
 - a) Special Assessment Vote – Unpaid Compliance Fines
Account # 169-8440 Account#169-7043

 - b) Ratify Fines Approved by Fining Committee at November 4, 2021 Hearings
Account # 169-6798 Account # 169-8440 (5) Account # 169-7690 Account #178-7649
Account# 169-7852 Account # 169-7360 (2) Account # 169-8518 (3)

 - c) Compliance Extensions Account# 169-7166 (2) Account # 169-8495

- 8) OLD BUSINESS
 - a) Status of Locks for Pool Fence Gates – SSM
 - b) Notification to Westchester Golf and Country Club regarding ficus maintenance on El Clair Ranch
 - c) Community Poll – Playground Area

- 9) NEW BUSINESS
 - a) Review and Vote on Updates to ACC Specifications for Driveway Pavers and Painting
 - b) Discuss Status of KBR Invoices and Action Moving Forward
 - c) Discuss Replacement of Registered Agent for Association
 - d) Discuss Security Arm at Entrance of Community
 - e) Community Security Update – Incident on October 24 and November 6
 - f) Discuss and vote on Insurance Coverage Appraisal – Scott Pluto Tri-County Engineering and Appraisals - Quote \$500 to inspect common area buildings and signs.

- 11) DISCUSSION OPENED TO THE FLOOR

- 12) ADJOURN

NEXT ASSOCIATION MEETING:
ELECTION AND ANNUAL MEETING
JANUARY 10, 2022 6PM POOL PAVILION