

WESTCHESTER CC HOA
BOARD OF DIRECTORS MEETING
2022 BUDGET WORKSHOP I
AGENDA

Monday September 27, 2021 6pm
Location: 12241 Fairway Pines Drive Pool Pavilion

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

- 7) 2022 BUDGET WORKSHOP
 - a) Present Draft to Community
 - b) Proposed Expenditures for 2022

- 8) OLD BUSINESS
 - a) Driveway Pavers – Review Styles and Colors
 - b) Invoice for Broken Window at Pool Bathroom - Status
 - c) Estimate to Repair Water Pump – Common Area Piper's Glen

- 9) NEW BUSINESS
 - a) Discuss updating ACC Procedure to prevent same paint color for homes next to each other
 - b) Chaise Lounges at Pool – Repair Estimate
 - c) Pool Fence Gate – Repair Estimate
 - d) Review and Approve National Facility Contract 2021-2022
 - e) Review and Approve Est. to Install Holiday Decorations for Community.

- 10) ADMINISTRATIVE
 - a) **Ratify Approved Fines from July 8, 2021 Fine Hearings**
Account 169-7043 – Need to Paint Home
Account 169-7577 – \$100
 - b) **Ratify Approved Fines from August 9, 2021 Hearings**
Account 169-6769 Account 169-6811 (3 Fines) Account 169-7043 Account 169-7137
Account 169-7218 Account 169-7522 Account 169-7603 Account 169-7742
Account 169-7797 Account 169-7920 Account 169-8097 Account 169-8589
Account 169-8615
 - c) **Special Assessment – Legal Fees and Forced Maintenance**
Account # 169-7836
 - d) **Special Assessment – Unpaid Compliance Fines**
Account #169-7836 (3 violations) Account # 169-6769 Account # 169-8194 (2 violations)
 - f) **Recommendations for Fines and Referral for Hearings (Date to be Determined)**
Account – 169-6785 Account – 169-6798 Account – 169-7043 Account – 169-7166 (3 V)
Account - 169-7331 Account – 169-7386 Account – 169-7690 Account – 169-7852
Account – 169-8194 (2V) Account – 169-8440 (5V) Account - 169-8518 (2V) Account - 169-8563

- 11) DISCUSSION OPENED TO THE FLOOR

- 12) ADJOURN

Monday, October 18, 2021 6pm Pool Pavilion Present Draft Budget to Community