

WESTCHESTER CC HOA
BOARD OF DIRECTORS MEETING

AGENDA

January 10, 2022 7:00PM

Location: 12241 Fairway Pines Drive Pool Pavilion

- 1) CALL TO ORDER
- 2) PROOF OF NOTICE
- 3) ROLL CALL
- 4) APPROVE MINUTES OF NOVEMBER 8, 2021 BOD Meeting

- 7) OLD BUSINESS
 - a) Review 2021 Insurance Coverage Appraisal from Tri-County Engineering and Appraisals
 - b) Discuss and Vote on outstanding invoices from KBR

- 8) NEW BUSINESS
 - a) Review and approve 2022 Landscape Contract from All Season's Landscape
 - b) Review Forced Maintenance Costs – 2 Homes in Community
 - c) Annual Engagement Letter Friedman, Feldmesser & Karpeles – 2021 Annual Financial Review
 - d) Update ACC Approved House and Trim Colors
 - e) Review Proposal from Beautiful Mailbox – No Trespassing Sign at Front Entrance
 - f) Review Proposal – Monitech – Replace License Plate Camera at Entrance
 - g) Review options regarding Foreclosure Action Acct. 169-7836
 - i) Delegate Westchester CC Legal Liaison with Stoloff and Manoff, PA

- 9) ADMINISTRATIVE
 - a) Vote and Approve Special Assessments for Unit Owners Under Fine and Forced Maintenance
 1. Account # 169-7043, 169-7360, 169-7603, 169-8097,169-8440 (6), 169-8518, (4)
 - b) Vote and Approve Extension and Suspension of Fines
 1. Account #169-6811 – House Needs to be Painted, Roof Needs to be Cleaned, Clean Driveway
 2. Account # 169-7852 – Waiver and Closure
 3. Account # 178-7649 – Waiver and Closure
 - c) Vote and Approve Referral of Unit Owners for Hearing at Fining Committee January 27, 2022

Account #
169-7182 (4 Violations)

- 10) DISCUSSIONS OPENED TO THE FLOOR

- 11) ADJOURNMENT