

**WESTCHESTER COUNTRY CLUB HOA**  
**BOARD OF DIRECTORS MEETING**

Monday, February 10, 2020  
Starlight Cove Pool Pavilion

**Board Members Present:**

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

**Call to Order**

Meeting called to order by President Marcus Warner @ 7:15PM

**Roll Call**

All present

**Proof of Meeting Notice**

Proof present by Cheryl Edwards

**Reading of the Minutes**

October 21, 2019 Budget workshop and BOD meeting

Cheryl motioned to waive reading and approve minutes as written.

Chris 2<sup>nd</sup> motion; Passed all in favor

November 12, 2019 Budget adoption and BOD meeting

Cheryl motioned to waive reading and approve minutes as written

Marcus 2<sup>nd</sup> motion; passed all in favor

**Introduction of new management company and property manager**

Stephen Kogler introduced as new property manager

Presented managers' report and updates

**New Business**

Review and approve 2018 Financial Audit from GRG

Marcus motioned to approve the 2018 Financial Audit

Chris 2<sup>nd</sup> motion; passed all in favor

Review proposals for leak detection from American Leak Detection and Gator Leak Detection

Cheryl motioned to approve proposal from ALD not to exceed \$950

Marcus 2<sup>nd</sup> motion; passed all in favor

**Review proposals to repair pool pavilion from**

Chris motioned to approve \$5,800 estimate from

Beth 2<sup>nd</sup> motion; passed all in favor

Review and approve proposal to repair light at entrance from Godfrey Electric and Carpenter Electric

Cheryl motioned to approve estimate from Godfrey for \$260.

Chris 2<sup>nd</sup> motion; passed all in favor

### **New business cont'd**

Review and approve maintenance contract from Aqua Cal

Cheryl motioned to approve the maintenance contract for the pool heaters

Beth 2<sup>nd</sup> motion; passed all in favor

Review Beautiful Mailboxes Street Sign Proposal

Tabled

Review and approve FPL options for LED conversion of street lights

Cheryl motioned to approve and move forward with project with option 1 w/back up option 2

Beth 2<sup>nd</sup> motion; passed all in favor

Note: preference to have light warmth and color at 3000K to 3500K. Fixture decision is based on warmth and color availability as desired.

Review and approval of mailbox reflectors for at risk mailboxes

Tabled

### **Administrative Business**

Special Assessment vote on unite owner/account #1697836

Cheryl motioned to add unpaid fines to ledger; proof of notice provided 01/10/20

Chris 2<sup>nd</sup> motion; passed all in favor

Special Assessment vote on unite owner/account #1697771

Cheryl motioned to add unpaid fines to ledger; proof of notice provided 01/10/20

Chris 2<sup>nd</sup> motion; passed all in favor

Review letter to unite owner/account #00175-3385 regarding maintenance of hedges

Letter was approved to be sent to the home owner regarding the maintenance of the hedges

### **Adjournment**

Cheryl motioned to close the meeting; Beth 2<sup>nd</sup> motion; passed all in favor

Meeting adjourned @ 9:02PM

Minutes approved on

Christine Luddy; Secretary  
Sign & Date