

WESTCHESTER COUNTRY CLUB HOA
BOARD OF DIRECTORS MEETING

Wednesday June 16, 2021
Starlight Cove Pool Pavilion

Board Members Present:

Marcus Warner, 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 @ 7:07PM

Roll Call

Christine Luddy, Vice-President; Absent

Proof of Meeting Notice

Proof present by Cheryl Edwards

Reading of the Minutes

April 28, 2021

Cheryl motioned to waive reading and approve April 28, 2021 minutes.

Beth 2nd motion; passed all in favor

Treasure's Report

Treasure's report given by Cheryl

Manager's Report

Given By Stephen Kogler

30-day extension granted to Acct, 1697250 for house painting

Old Business

Review options for removal of the calusia hedge planted behind the pool pavilion. The hedge will be relocated to satisfy the homeowners (Levy) request to remove hedge planted over the property line. No new landscape will be planted in its place.

New Business

Review samples of roof tiles and vote for inclusion; tabled

Review and vote new house and trim colors; Cheryl motioned to eliminate all current house and trim colors and approve 6 new house colors with multitude of trim colors, Beth 2nd the motion; passed

Discuss inclusion of pavers as option for driveways; tabled

Schedule sidewalk cleaning

Landscape at pool is being replaced

Board approved \$500 to replace Association printer

Administrative Business

Referrals to Fining Committee Scheduled July 8, 2021 7PM pool pavilion

Account #1752632 – trash violation

#1698440 – paint house

#1697742 – paint house

#1697577 – trash violations

Cheryl motioned to approve fines; Beth 2nd the motion, passed all in favor

Review and approve Special Assessments for unpaid fines, force maintenance and legal fees

Account #1697836 – Paint house, repair patio, repair screens, legal fees and forced maintenance (lawn)

#1697085 – Legal fees

#1696769 – Roof cleaning

#1698194 – Roof cleaning, hurricane shutters

Cheryl motioned to approve Special Assessment fines; Beth 2nd the motion, passed all in favor

Waive Fines for unit owners with closed violations

Account #1698437 – repair screened patio, repair upper deck

#1697069 – paint house

Cheryl motioned to waive fines; Marcus 2nd the motion, passed all in favor

Delinquent unit owners referred to collections

Account #1698518

Cheryl motioned to send to collections; Beth 2nd the motion, passed all in favor

Adjournment

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

Meeting adjourned @ 8:15PM

Minutes approved on

Beth Bohon; Secretary
Sign & Date