

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

Wednesday, September 9, 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 @ 7:07PM

**Roll Call**

All present

**Proof of Meeting Notice**

Proof present by Cheryl Edwards

**Reading of the Minutes**

July 15, 2020 BOD meeting

Marcus motioned to waive reading and approve July 15, 2020 minutes with corrections. Add homes that were sent to fining  
Chris 2<sup>nd</sup> motion; Passed all in favor

**Manager's Report**

Managers' report given by Stephen Kogler

**Treasure's Report**

Treasure's report given by Cheryl.

**New Business**

Review and vote: Minuteman Press Estimate for parking passes

Cheryl motioned to approve estimate with a \$2,400 cap

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

Review and vote Estimate to waterproof entrance planter

Tabled to get more estimates for removal

Maintenance at foreclosed home – continue or not

Cheryl motioned to access SA fines and maintain as needed

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

Attorney fees for foreclosed court action – Declaration Attached still in process

Purchase new pool chemical storage tank cabinet

Cheryl motioned to purchase new storage cabinet with a \$7,000 cap

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

Discussion regarding pool leak and cost to resurface the pool

Discussion on replanting landscape in the pool area to replace dead and old plants

Replace pool post lights – Tabled to get bids to replace lights

**Administrative Business**

Motion special assessments for unit owners under approved fines

Marcus motion to impose special assessment fines on accounts.

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

Motion to refer unit owner's to fining listed accounts

Marcus motion to send accounts (listed below) to fining.

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

**Adjournment**

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

Meeting adjourned @ 8:36PM

Minutes approved on

Beth Bohan; Secretary  
Sign & Date