WESTCHESTER CC HOA
BOARD OF DIRECTORS' MEETING
AGENDA
February 18, 2026, 6:30pm
Location: 12241 Fairway Pines Drive Pool Pavilion

1) CALL TO ORDER
6:24PM

2) PROOF OF NOTICE
Presented

3) ROLL CALL
Jess absent

4) APPROVE MINUTES from December 17, 2025, BOD mtg
Beth motioned to approve the minutes as read, Marcus 2nd, passed

5) MANAGER'S REPORT
PM

6) TREASURERS REPORT
Beth

7) OLD BUSINESS

a) Hotwire, trash can retrieval, no trash bags at curb, and no street parking community notification letter, update on issues
b) Road Striping start date February 25th, update on the project
c) Foreclosure update, update on the foreclosure status bank has opened a new foreclosure sale motion.
d) New Board member Certification classes, Steve sending in certification
e) Code of Ethics document - 2026 BOD

8) NEW BUSINESS

a) Open WCC HOA account with Fidelity ease of tracking, renewal, rate comparisons
b) Keypad lock for pool gate and bathroom, will collect estimates for installing a code lock
c) Need electrician to look at the lights for the flag in the center median

9) ADMINISTRATIVE

a) ~~Ratify and Adopt Fining Committee Hearing Results~~

b) Owner Compliance Fines and Referral to Hearings – see attached list, Beth motioned to approve to send to find hearing, Marcus 2nd passed

c) ~~Unit Owner Special Assessment Fines Under Approved Fine~~

d) Review and Vote Pending Applications, Beth motioned to approve application for 12371 SW, Steve 2nd, passed.

e) Delinquent accounts – see attached list, Beth motioned to approve to send to attorney, Marcus 2nd, passed

10) MARCH BOD MEETING

March 25, 2026, 6:30PM

11) OPEN FLOOR FOR HOMEOWNER COMMENTS

12) ADJOURN MEETING

Beth motioned to adjourn, Marcus 2nd, passed

Adjourned at 7:55PM