

MINUTES

Westwood Club Board of Directors Meeting

December 19th, 2024

DIRECTORS PRESENT: Rick Micheri, Chris Numbers, Miguel Lopez, Binh Trang

DIRECTORS ABSENT: Gordon Tetlow, Emilie LaSota, Patricia Wussler

STAFF PRESENT: Steve Fluss

STAFF ABSENT: Nora Kessler

- I. ALL TO ORDER
 1. The meeting was called to order at 6:57 PM in the Lounge by President Rick Micheri.
- II. GUESTS
 1. No guests were present
- III. MINUTES
 1. A motion was duly made and seconded to approve November 26, 2024, Regular Meeting Minutes as corrected. Motion carried.
 2. A motion was duly made and seconded to approve November 26th, 2024, Executive Meeting Minutes. During the Executive meeting held on November 26th, 2024, the following items were discussed. A review of status report as provided by legal. A request for reasonable accommodation was discussed and acted upon by Legal. Multiple requests to waive late fees were reviewed. Salaries were discussed in advance of the increase to minimum wages.
- IV. EXECUTIVE SUMMARY
 1. Legal matters discussed including formal requests for the waiver of legal fees and payment plans. The continued discussion on the upcoming increase to the minimum wage and employee compensation.
- V. COMMITTEE REPORTS
 1. ARC Report
 - a. There was a review of the recent ARC report as prepared by Steve Fluss.
- VI. OLD BUSINESS
 1. Copier Contract.
 - a. The Board approved the copier contract with the written addition that the contract includes all delivery fees included as discussed. A motion to approve carried.
- VII. NEW BUSINESS
 1. A discussion was held regarding Club Automation and the meetings that Rick, Steve and Nora attended. The Board has asked that staff work the preliminary numbers into the next budget for review at the January meeting.
 2. A motion was duly made and seconded to replace the pool heater #2 at a cost of \$4,350 the expense is be charged to reserves. Motion carried.
- VIII. MANAGER'S REPORT
 1. The drainage proposal was discussed.
 2. Manager Fluss updated the group on the Epstein Legal Seminar
 3. Manager Fluss reported on the meeting with the Enumerate leadership team as Robin will retire at the end of the month.
 4. A report was given on the current status of the CTA / BOI
- IX. FINANCIALS
 1. The November 2024 financials were reviewed as presented.

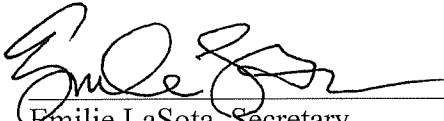
X. CORRESPONDENCE

1. A letter was discussed from Westwood Townhouse Corporation 1. The Board instructed staff to bring bids to trim and or remove the Washingtonians to the January meeting.

XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:07 PM.



Emilie LaSota, Secretary



Steven A. Fluss, General Manager