

MINUTES

Westwood Club Board of Directors Meeting

August 29th, 2023

DIRECTORS PRESENT: Rick Micheri, Emilie LaSota, Chris Numbers, Rob Maguire,
Patricia Wussler, Binh Trang

DIRECTORS ABSENT: Dale Bardin

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. ALL TO ORDER

1. The meeting was called to order at 7:17 PM in the Lounge by President Rick Micheri.

II. GUESTS

One member was present and inquired if there were any plans for pickleball courts.

III. MINUTES

1. A motion was duly made and seconded to approve the July 25th, 2023, Regular Meeting Minutes as written. Motion carried.
2. A motion was duly made and seconded to approve the July 25th, 2023, Executive Meeting minutes as written. Motion carried. Discussed at the meeting were Preschool wages, legal matters related to collections and an ARC compliance matter.

IV. EXECUTIVE SUMMARY

1. Prior to the meeting held August 29th, 2023, the Board met in Executive session. Discussed at this meeting was a legal / collection matter pertaining to APN-273-560-02-73. A motion was duly made and seconded to proceed with foreclosure. Motion carried.

V. COMMITTEE REPORTS

1. An ARC report was reviewed. The report listed the different types of applications the committee reviewed.

VI. OLD BUSINESS

1. The playground ad hoc group continues to work with Recreation Brands on design and cost. Drawings arrived later than expected. Emilie LaSota shared that the dome was removed from the most recent proposal.
2. The Board reviewed a current bid from Brady Brown Construction. Chris Numbers and Manager Fluss reported on their visit to referral works completed by the contractor.
 - a. A motion was duly made and seconded to approve \$10,000 from the landscape renovation reserve account to prepare the sight for construction. Motion carried.
 - b. A motion was duly made and seconded to approve \$90,000 for the construction of two pickleball courts in a grassy area near the outdoor basketball court to come from capital improvements. Motion carried.

VII. NEW BUSINESS

1. The Board reviewed a request from staff to replace the mastic around the spa at a cost NTE \$500 from reserves. A motion was duly made and seconded to approve the request. Motion carried.
2. A motion was duly made and seconded to expense the replacement accessibility bench in the ladies' shower room to reserves in the amount of \$368.57. Motion carried.
3. A motion was duly made and seconded to expense \$400 to add a WIFI transmitter to the lounge. Motion carried.

4. A motion was duly made and seconded to upgrade the security cameras to their own network NTE \$1,500 in hardware upgrades. Motion carried.

VIII. MANAGER'S REPORT

1. Manager Fluss informed the Board of the date 11-4-23 for the community clean-up event.
2. It was reported that two mailboxes had been vandalized.
3. Multiple maintenance issues were reported.
4. The last of the movies will be September 8th.
5. The Kiwanis will be hosting a clothing drive on 9-23-23 to benefit "Operation Stand Down".

IX. FINANCIALS

1. The July 2023 financials were reviewed as presented. There were no items to report.

X. CORRESPONDENCES

1. Invitation to the Epstein Law Seminar
2. Thank you for allowing Michelle Currie to participate in the movie night.


XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 9:03 PM.



Rob Maguire, Secretary



Steven A. Fluss, General Manager