

MINUTES

Westwood Club Board of Directors Meeting

September 26th, 2023

DIRECTORS PRESENT: Rick Micheri, Emilie LaSota, Chris Numbers, Rob Maguire

DIRECTORS ABSENT: Dale Bardin, Patricia Wussler, Binh Trang

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. ALL TO ORDER

1. The meeting was called to order at 7:02 PM in the Lounge by President Rick Micheri.

II. GUESTS

There were no guests in attendance.

III. MINUTES

1. A motion was duly made and seconded to approve the August 29th, 2023, Regular Meeting Minutes as written. Motion carried.
2. A motion was duly made and seconded to approve the August 29th, 2023, Executive Meeting minutes as written. 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.

IV. EXECUTIVE SUMMARY

1. During the Executive meeting held on September 26th 2023, the following items were discussed. A review of the status report. A discussion on outstanding accounts and the action to be taken. Review of the five correspondences requesting the waiver of late fees. Also, granting management the authority to reverse a late fee under certain conditions as laid forth by the Board.
2. The Board authorized Liens on the following accounts 119640001, 119640111, 119640183, 119640307, 119640356, 119640359, 119640610, 119640618, 119640644, 119640661, 119640698, 119640710, 119640728, 119640782, 119640858, 119640861, 119640881, 119640970, 119641078, 119641172, 119641202, 119641258, 119641291, 119641367, 119641387, 119641391, 119641401, 119641467, 119641593, 119641763, 119641796, 11964806, 119641807, 119641865, 119641940, 119642052, 119642160, 119642177, 119642211, 19642313, 119642329, 119642345

V. COMMITTEE REPORTS

1. An ARC report was reviewed. It was reported that two homeowners attended the committee meeting and provided plans to bring their properties into compliance.

VI. OLD BUSINESS

1. The Board discussed the playground proposals and will table the matter until sometime after the reserve study reviews the amounts allocated to these components.

VII. NEW BUSINESS

1. The October meeting has been moved a week earlier due to Halloween. The meeting will be 10/24/23.

2. The Board reviewed a proposal to replace the Manger's, Preschool Directors and Office laptop computers. A motion was duly made and seconded to approve an amount NTE \$4,000 to include IT setup for these items to be expensed to reserves. Motion carried.
3. The Board discussed drainage throughout the facility.

VIII. MANAGER'S REPORT

1. The Pickleball start date was reported to be approximately October 9th 2023.
2. Manager Fluss has scheduled to reserve study for November 2nd. Discussed were items to focus on which includes drainage and the playground.
3. Discussed were the upcoming Halloween Carnival plans. Requests for donations will be publicized on the community website, the newsletter and constant contact.

IX. FINANCIALS

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

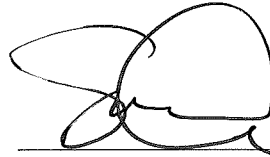
X. FOR THE GOOD OF THE ORDER

XI. ADJOURNMENT

1. With no further business the meeting was adjourned at 7:32 PM.



Rob Maguire, Secretary



Steven A. Fluss, General Manager