

MINUTES

Westwood Club Board of Directors Meeting

September 23rd, 2025

DIRECTORS PRESENT: Gordon Tetlow, Faya Nemati, Chris Numbers,
Nitin Chhabra and Rick Micheri

DIRECTORS ABSENT: Miguel Lopez, Emilie LaSota

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:12 PM in the Lounge by President Gordon Tetlow.

II. GUESTS

1. One guest was in attendance.

III. MINUTES

1. A motion was duly made and seconded to approve August 26th, 2025; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve August 26th, 2025; Executive Meeting Minutes as written. Items discussed included Legal matters, and a written correspondence from a homeowner.

IV. EXECUTIVE SUMMARY

1. Items discussed include Legal matters and the request to update waivers.

V. COMMITTEE REPORTS

1. ARC Report
 - a. There was a review of the recent ARC report prepared by Lauren Barry and presented by Rick Micheri.

VI. OLD BUSINESS

- a. An update on the progress of Club Automation was given. A hardware test will be later this week and staff training is ongoing.

VII. NEW BUSINESS

1. The Board reviewed a request for the annual use of the gymnasium by RBYBL three days per week from December through March.
2. There was a discussion on Additional Residents and the fees currently charged. A motion was duly made and seconded to make Additional Resident fees a monthly recurring charge of \$5. Motion carried.
3. The Board reviewed two bids for the replacement of picnic tables. A motion was made to table the discussion and obtain additional bids prior to the October meeting.

VIII. MANAGER'S REPORT

1. The staff spoke about the proposed Rotary Club neighborhood cleanup event. The proposed time frame will be in the spring of 2026.
2. An update was given on the status of the annual audit. Manager Fluss reported that he spoke with the auditor, and the information should be ready within the next 30 days.
3. A discussion was conducted regarding the repair of the diving boards prior to the 2026 season.
4. A discussion was held regarding the gazebo and potential replacements.

IX. FINANCIALS

1. The August 2025 financials were reviewed as presented.

X. CORRESPONDENCE
XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:17 PM.



Miguel Lopez, Secretary



Steven A. Fluss, General Manager