

# MINUTES

## Westwood Club Board of Directors Meeting

### February 24<sup>th</sup>, 2026

**DIRECTORS PRESENT:** Faya Nemati, Nitin Chhabra, Miguel Lopez and Rick Micheri

**DIRECTORS ABSENT:** Gordon Tetlow, Chris Numbers, Emilie LaSota

**STAFF PRESENT:** Steve Fluss, Nora Kessler

**STAFF ABSENT: None**

I. CALL TO ORDER

1. The meeting was called to order at 6:52 PM in the Lounge by Vice President Faya Nemati.

II. GUESTS

1. No guests were present

III. MINUTES

1. A motion was duly made and seconded to approve January 27<sup>th</sup>, 2026; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve January 27<sup>th</sup>, 2026; Executive Meeting as presented. Motion carried. Items included legal matters, staff letter of resignation and a homeowner meet and confer.

IV. EXECUTIVE SUMMARY

1. Items discussed included Legal matters, a request for IDR and a discussion on recruiting a new Preschool Director.

V. COMMITTEE REPORTS

1. ARC Report

- a. There was a review of the recent ARC report prepared by Lauren Barry and reviewed by Rick Micheri ARC Liaison.

VI. OLD BUSINESS

- a. The Board reviewed the final draft of the 2026-27 fiscal year budget. A motion was duly made and seconded to approve the budget as presented. Motion carried.

VII. NEW BUSINESS

1. The Board reviewed four bids to place pavers and turf around the pickleball courts. EvoTurf and Pavers were chosen at a cost of \$16,983.00. Funding to come from capital improvements and reserves. Motion carried.
2. A resolution was duly made and seconded to place a lien on account 119640661.
3. A resolution was duly made and seconded to place a lien on account 119640448.
- 4.

VIII. MANAGER'S REPORT

1. Discussed the upcoming annual meeting scheduled for March 17<sup>th</sup>, 2026.
2. Manager Fluss discussed the ongoing issues with the men's sauna. Parts have been ordered and repairs should happen shortly.
3. Pool deck work should happen in March. The work will include deck repairs and mastic.
4. It was reported that Knorr Systems is working with Duraflex to get our diving board stands released. They also noted that we qualified for the pool cover program.

IX. FINANCIALS

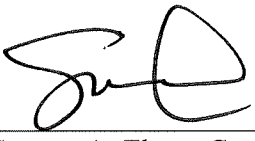
1. The Financials for January 2026 were reviewed. A motion was made and seconded to approve as presented. Motion carried.

X. CORRESPONDENCE  
XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 7:17 PM.

  
Sandra Spitaleri, Secretary

  
Steven A. Fluss, General Manager