

MINUTES

Westwood Club Board of Directors Meeting

August 25th, 2026

DIRECTORS PRESENT: Rick Micheri, Gordon Tetlow, Sandra Spitaleri
Chris Numbers, and Faya Nemati

DIRECTORS ABSENT: Ray Smith (Excused), Nitin Chhabra

STAFF PRESENT: Steve Fluss, Nora Kessler

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:36 PM in the Lounge by President Rick Micheri

II. GUESTS

1. None

III. MINUTES

1. A motion was duly made and seconded to approve July 28th, 2026; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve July 28th, 2026; Executive Meeting as presented. Motion carried. Items included legal matters and the resignation of Jill Lodato and the hiring of Julie Ater.

IV. EXECUTIVE SUMMARY

1. Items discussed included Legal matters, member discipline and Personnel matters including the request for a job description for a Programs Director,

V. COMMITTEE REPORTS

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

VI. OLD BUSINESS

1. A discussion was held on how to proceed with a pavilion area in the picnic lawn.

VII. NEW BUSINESS

1. There was a renewal proposal from Club Automation / Daxko. The Board had some questions regarding the escalation paragraph. A motion was made to table it until the September meeting. Motion carried.
2. A bid was reviewed to termite the Preschool, part of the Gymnasium and Teen Center using heat treatment. A bid revision was requested. The item will be revisited at the September meeting.

VIII. MANAGER'S REPORT

1. A status report on the annual audit was shared with the Board.
2. The valves and timers were replaced as previously approved. The work by Nissho is now completed.

IX. FINANCIALS

1. The Financials for July 2026 were reviewed. A motion was made and seconded to approve as presented. Motion carried.
2. A meeting with our Merrill Lynch representatives was discussed. Manager Fluss will arrange a meeting via zoom at 6pm on September 29th.

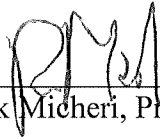
X. CORRESPONDENCE

1. None at this time.

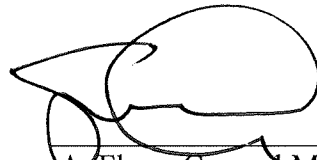
XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 8:34 PM.



Rick Micheri, President



Steven A. Fluss, General Manager