

# Westminster Wood

## **Minutes Westminster Wood Board of Directors Meeting Monday, January 11, 2021**

**NOTICE IS HEREBY GIVEN** that an emergency meeting of the Board of Directors of Westminster Wood Association, Inc., will be held at the following date, time.

**DATE OF MEETING:** Monday, January 11, 2021

**TIME OF MEETING:** 6:30 P.M.

**PLACE OF MEETING:** Online: Please contact Monique Colwell at [wwhoadelandbod@gmail.com](mailto:wwhoadelandbod@gmail.com) or 386-212-0000 for information to join phone meeting.

**Members in attendance:** Dionne West, Bruce VanKirk, Carlton Vaught, Jonathan Grieco and Glenn Heydolph

**Class A members in attendance:** Bryson, McDermott, Guirlinger, Bridges, Strini, Chambers, Figenschier, Marlowe, Stevens, Parker, Keeling, Davis, Davidson, Lewitt

**Attorney:** Michael Kelton (Lewitt) and Darren Elkind (WWHOA Board)

**Meeting began at: 6:37**

### **Minutes:**

1. Discussion regarding the violations of Article II, Restrictive Covenants by owners of Lot #34.

Dionne West board chair discussed the many concerns that the board was receiving from owners regarding the property on Lot#34. She asked that Carlton share with the board and Class A members the information that he had received from Mr. Lewitt regarding the structure to be built.

Carlton shared that given the paper work and design (which he had to return) the RV garage would be built with a metal frame, horizontal vinyl siding, brick and windows, with shutters all to match the current home on the property.

Mr. Lewitt said that the project was not complete and that Carltons assessment was correct. He mentioned there would be oversized windows, with shutters, brick from the base of the building up to the windows. He also indicated that he

had 9 months to complete the project. Scott indicated that he was given verbal approval to move forward with the project.

The following are comments made by our Class A members (the community homeowners):

- Where are copies of the full plans, not just the form. Homeowner built a garage 4 years ago and met all of the community requirements. All plans should have been submitted as required.

- Rules for the community have been relaxed, feels like everyone else who is building in the community have done it correctly. Now people are just doing what they want. Was there an actual ARB meeting held to approve Scott's building request?

- Homeowner currently has an application to build a boat house and garage. What has been built, does not meet the intent of the restricted covenants. The board needs to put information out sooner. We need more transparency in our communication.

- Lived in the neighborhood for 20 years. Built a tool sheds of high quality and met all of the restrictions to conform to the appearance of the home. The spirit of the intent from Scott still does not meet the requirements. This homeowner said he doesn't want to live in a trailer park. Even if all of the items that are still to be done, the building is never going to have the appearance it should have had.

- Is Scott actually going to do all of the things that he says he's going to do. Does he have a permit from the city for these additional projects?

- Maybe the community should consider hiring a professional property management company.

- There was a great deal of talk about the actual forms and procedures of the ARB. Many believe that the rules were not followed. The board agreed that it was time to relook at the restrictive covenants, the application forms, regarding building and tree removal. It was agreed that a discussion would take place at the February 8<sup>th</sup> meeting to set a committee to review all of the ARB policies and procedures.

The board attorney Mr. Elkind, suggested that the board send a letter to Scott, requesting plans and a timeline for completion of the project and let the board approve the documents prior to Scott spending and additional funds.

Dionne West made a motion to have Mr. Elkind send a letter, motion was second by Monique Colwell.

Board vote:

Dionne W. Yes

Monique C. Yes

Glenn H. Yes

Carlton V. Yes

Bruce V. Yes

Jonathon G. Yes

Motion Passed 6 – 0

Meeting adjourned at 7:55 p.m.

We are continuing to practice social distancing, thus the February 8, 2021, meeting of the board will be held by phone. This is in compliance with article 617.303 (2), F.S.

Dated: January 28, 2021

Monique Colwell, Secretary