

Westminster Wood

Minutes Westminster Wood Board of Directors Meeting

DATE OF MEETING: Monday, June 7, 2021

TIME OF MEETING: 6:44 P.M.

PLACE OF MEETING: Conference Call

Board Members in Attendance: Monique Colwell, Dionne West, Bruce VanKirk, Jonathan Grieco, and Steve Stevens

Class A Members: Diane Williams, Mark & Lynn Figenschers, Christine Bridges, Rob Parker and Reid Bridges.

AGENDA:

1. Approval of minutes of the previous meetings
 - a. April 5, 2021, Motion to Approve Jonathan Grieco. 2nd Bruce VanKirk
2. Discussion by Class A members-
 - a. Update on metal utility shed. Windows are still on back order. We have not seen a receipt for the purchase of windows. Steve Stevens sent a text to Mr. Lewitt, asking about bricking or vinyl. Want to see the window and shutters before deciding what to do. Application for Metal roof was part of the original request and approved. Mark Figenschers wanted to know if the ARB had officially signed off, Steve Stevens said No. The ARB approved the original plan. He is doing, what he wants to do. Steve Stevens is trying to mediate the problem to get the best outcome. Everyone would like to see brick.
 - b. Concern about the flood light on side of Mr. Lewitt's building. Steve will send notification about the light to use it only when needed it.
 - c. Rob Parker, did all the lighting in the neighborhood. Things need to be replaced, a couple of lights and need repair tech work. Sent an estimate for work. Contact Glenn
3. Secretary's Report: No report

4. Treasurers Report:

- a. All Board members approved the expenditure of \$350.00 for the Spring flower rotation. (4/6/2021 via email)
- b. \$1,950.00 April for attorney approved at last meeting
- c. Landscaping was paid March and April were paid in one month.
- d. Annual assessment 80% of the year. We have 4 of our neighbors not paid.
- e. Board needs to put into motion a search to replace the timbers. There should be sufficient funds to proceed in the next 12 months.
- f. Carlton's sister will not do review of books. She gave three names of CPA's to do the review. Neighbors use to do the review. Has contacted the three people, waiting on response. Ask if anyone would be willing to review. Not required, but would feel better if an annual review should be completed. Bruce thinks everything seems ok.
- g. 2020 Tax return filled for extension, a Ginger McCormick. Monique comment, board member should not be involved with review of books. Dionne wants him to have his guy to take a look. Diane Williams suggested that we should not have the appearance of a conflict. Use a firm outside the neighborhood. Let's use Diane William's daughter to review the books. (Email from Diane, that her daughter will not be able to do review of financials)
- h. Jonathan will be moving in August to Minnesota, we will need to find someone new. Would like to move someone into the position before he moves out of the neighborhood.
- i. Jonathan has 3 copies of the keys to the mailbox.

5. ARB Report:

- a. Approval was given to Mr. Christmas for a new roof.
- b. No new information on the Mr. Bridges extra land, but will be doing brick, on garage.

6. Landscape Maintenance Report

- a. Over looked the ending date for next year Landscape contract, so it renewed for another year.

7. Maintenance Report

- a. Street signs are falling apart and also being vandalized, copper tops are missing. Cost share with the city, someone needs to contact the city. Dionne has tried to contact them, with no response. Will try and contact again.
8. Old Business – Dogs not leashed. We will have homeowners need to be call the police hauled off. Bruce will call animal control find out what the staff.
9. New Business – Question on speed bumps, to slow traffic after traffic lights are turned on. No one is using this as a cut through. People are speeding!
10. Open Discussion: No discussion.
11. Next Meeting August 9, 2021 Mr. Bridges wants to know if the August meeting, could be held in person. Dionne West said that the decision would be made at a later date.
12. Adjournment: 8:01pm

We are continuing to practice social distancing, thus the August 9, 2021, meeting of the board will be held via a conference call. This is in compliance with article 617.303 (2), F.S.