



Wexford West Homeowners Association

Board Meeting Minutes:

January 12, 2021

Suncoast Bible Presbyterian Church

975 County Road 1, Palm Harbor, FL 34683

NOTE: Due to the Corona virus notices were mailed to HOA members cancelling the 2021 Annual HOA meeting. The Board of Directors held a 'general' board meeting on January 12, 2021. The 2020 approved annual budget will remain in effect for 2021.

Meeting Called to Order: by President Bob Heal at 7:05 p.m.

Quorum Established: In attendance - Bob Heal (Pres.), Steve Cybulski (VP), Roger Vaughan (Tres.), Joy Montefiore (Sec.), Michael Sperber (MAL).

Approval of Minutes: Joy Montefiore motioned to approve the minutes of October 20, 2020; 2nd by Roger Vaughan; and the motion was unanimously approved.

Roger Vaughan motioned to approve the minutes of December 8, 2020; 2nd by Bob Heal; and the motion was unanimously approved.

Community Improvement Planning:

1. A tree has fallen by the south pond; Bob Heal will contact the contractor to remove.
2. The Fernshire Drive homeowner with an outstanding yard issue has been notified in writing that the Board may implement Article V of the Declarations of Covenants and Restrictions for Wexford West HOA which states: 'The Associations shall have the right to provide exterior maintenance to any lot that does not comply to Section 19 of the WWHOA Restrictions'. Further action is still being reviewed.
3. A new pump motor needs to be installed in the pump house; Bob Heal spoke with the contractor and Steve Cybulski will follow-up.
4. A fence panel has popped out on CR 1; arrangements will be made to fix it.

Information, Discussion, Updates:

1. The IT department is working on implementing a homeowner group email for further notifications.
2. All approved meeting minutes will be posted to the Web site.

Finance Report:

1. Roger Vaughan provided the financial update.
2. Homeowners that have not paid their annual fees by January 31, 2021 will be notified and a \$15.00 penalty will be added. Homeowners that have not made their annual fee by the end of March will be turned over to the HOA lawyer.

New Business:

1. The following board members provided written notification of resignation effective immediately:
Bob Heal – President / Roger Vaughan – Treasurer / Joy Montefiore – Secretary.
2. The following homeowners have volunteered to serve on the board:
Jaclyn (Jackie) Sanchez / Matthew (Matt) Hardy / Catherine (Catie) Sperber.
3. Roger Vaughan will arrange a date/time with the bank to obtain new checking signing signature authorizations.

Adjournment: Meeting adjourned at 7:38 p.m.

The next Board meeting will be held on February 9, 2021 at 7:00 p.m.