

# Westbrook Village Association 2018 Annual Meeting

*Welcome  
Residents*



# I. Posting of the Flags and Pledge of Allegiance

## **Westbrook Village Posse**

**Color Guard:**

- ❖ **Melinda Tyrrell**
- ❖ **John Schiff**

❖ *Thank you*

*Westbrook Village Posse*

*for all that you do for our village!*



II. Call to Order

III. Introduction of the WVA  
Board of Directors  
and General Manager



# BOARD PRESIDENT

**Jerry Johnson**

## Committees:

- ❖ Town Hall - Chair
- ❖ Government Relations - Chair
- ❖ Information Technology - Chair
- ❖ Ways & Means
- ❖ Recreation
- ❖ Personnel



# BOARD VICE PRESIDENT

**Michael Greene**

## Committees:

- ❖ Landscape & Facilities - Chair
- ❖ Recreation - Chair



# BOARD TREASURER

**Dave Mason**

## Committees:

- ❖ Ways and Means – Chair
- ❖ Budget Committee - Chair
- ❖ Information Technology

***Thank you for everything!***



# BOARD SECRETARY

**Peter Atkins**

## Committees:

- ❖ Personnel – Chair
- ❖ Ways & Means
- ❖ Budget



# BOARD MEMBER

**Fred Brill**

## Committees:

- ❖ **WVA Enhancement - Chair**
- ❖ **Government Relations**
- ❖ **Personnel**





# BOARD MEMBER

**Tom DeFeo**

## Committees:

- ❖ Architectural Control - Chair
- ❖ Landscape and Facilities
- ❖ Long Range Planning



# BOARD MEMBER

**Jim Schulz**

## Committee:

- ❖ Long Range Planning – Chair
- ❖ Recreation



**IV. Proof of Call**

**V. Proof of Quorum**

**VI. Approval of March 8, 2017  
Annual Meeting Minutes**



# VII. Election of Directors

## a. ANNOUNCE CANDIDATES

\* **Allen, Max**

\* **Atkins, Peter**

\* **Canepa, Thomas**

\* **Greene, Michael**

\* **Johnson, Jerry**

\* **Maiorana, Silvio**

b. Nominations from the floor

c. Cast ballots



# VIII. 2018 ANNUAL MEETING

## General Managers Report

**Karen Jones**



# IX. 2018 Treasurers Report

*Presented By*

**Dave Mason, Treasurer**



# WVA 2018 Budget Committee

## ◎ Homeowners

**Robert White**  
**Tom Canepa**

**Jim Hawkins**  
**Silvio Maiorano**

## ◎ Ways and Means Committee

**Dave Mason, Chair**  
**Amy Miller**  
**Peter Atkins**

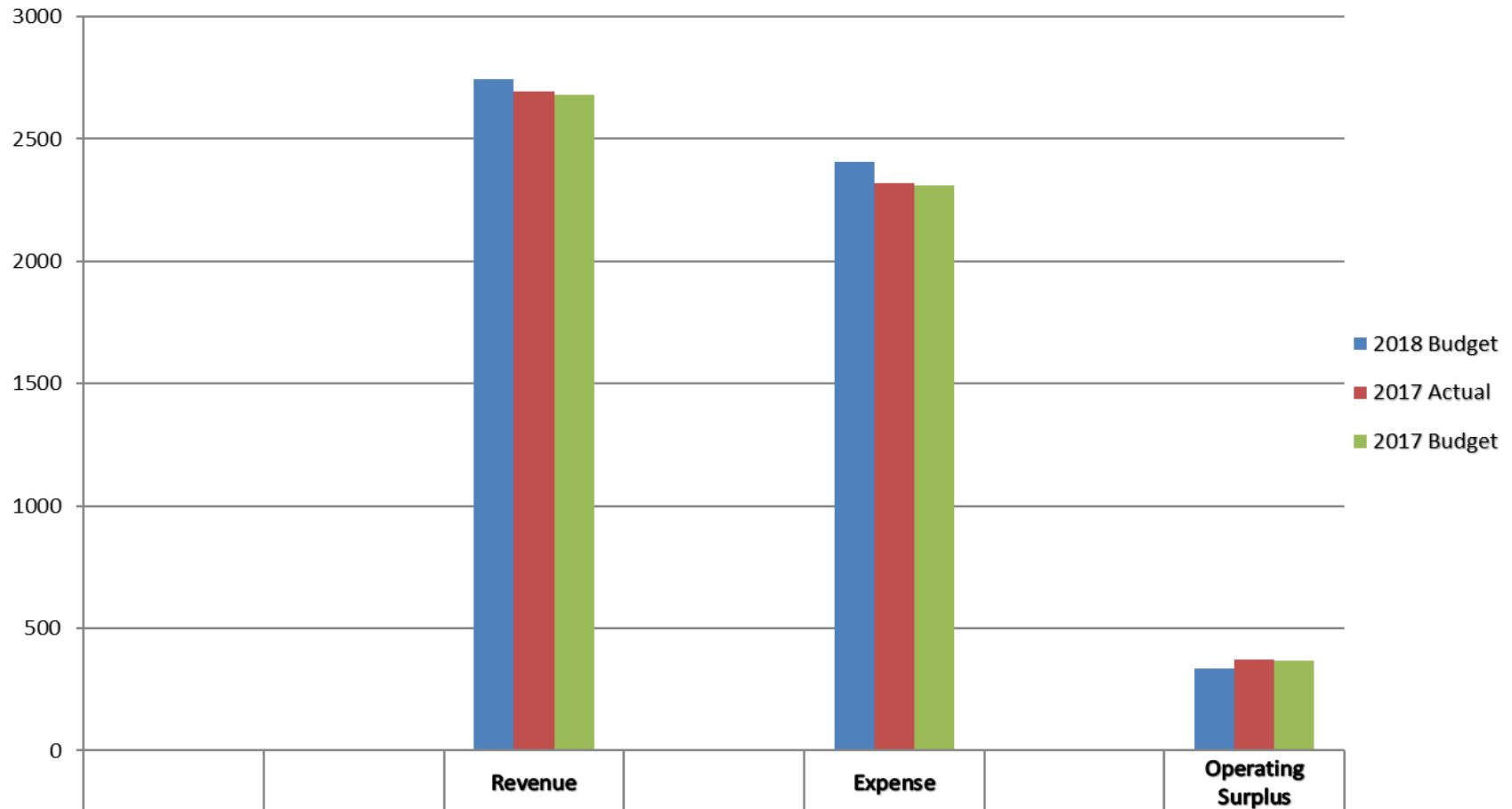


## ◎ Staff

**Karen Jones and Susan Fabian**

# 2018 WVA Operating Fund \$000

*Excluding Storm Damage*



2018 Budget		Revenue		Expense		Operating Surplus
		\$2,742		\$2,404		\$338
2017 Actual		\$2,695		\$2,321		\$374
2017 Budget		\$2,678		\$2,309		\$369



# Fully Funded Example

Installed Year 0

Cost \$10,000

Fund Required  
Year End

Full Funding  
Requires

1	\$1,000
2	\$2,000
3	\$3,000
4	\$4,000
5	\$5,000
<b>6</b>	<b>\$6,000</b>
7	\$7,000
8	\$8,000
9	\$9,000
10	<u>\$10,000</u>

With 3% inflation

\$ 13,439

# 2017 Replacement Reserve Fund

	<u>\$ 000</u>	<u>Fully</u>	<u>Funded %</u>
December 31, 2016 Balance	\$ 3,452	108%	
Budgeted Revenue	\$ 729	23%	
Added Replacement Fees	\$ 269		8%
Budgeted Expenditures	\$ (1,564)	(49%)	
Unspent Actual			
Long Range Plan	\$ 500		
Edgewater Road Project	\$ 400		32%
Other (net)	<u>\$ 124</u>	<u>                    </u>	<u>                    </u>
Balance December 31, 2017	\$ 3,910	82%	40%

# 2018 Budget Replacement Reserve

	<u>\$ 000</u>	<u>% Funded</u>
Actual December 2017	\$ 3,910	122%
Budgeted Revenue	\$ 970	
Budgeted Expenditures		
Lakes Ballroom	\$ 750	
Lakes Pool	\$ 400	
Edgewater Road Project & other walls	\$ 545	
All other	<u>\$ 319</u>	
	\$ 2,014	
Balance December 31, 2018	\$ 2,866	84%

# **Reserve Fund *Projection***

## **December 31, 2022**

**\$ 000**

<b>Reserve Balance December 31, 2018</b>	<b>\$ 2,866</b>
<b>Revenue 2019 – 2022</b>	<b>\$ 4,035</b>
<b>Reserve Study Expenditure 2019 - 2022</b>	<b>(\$ 2,814)</b>
<b>Projected Balance December 31, 2022</b>	<b><u>\$4,087</u></b>
<b>Fully Funded Balance December 31, 2022</b>	<b>\$ 3,826</b>
<b>80% Fully Funded Balance</b>	<b><u>\$ 3,061</u></b>
<b>Available for ??</b>	<b>\$ 1,026</b>



- **Optimize Home Values**
- **Maintain and Enhance the WVA Lifestyle**
- **Fiscally Responsible and Prudent Manner**

# X. CONGRATULATIONS

***2018***

***VOLUNTEERS OF  
THE YEAR***



**Bill Fleming**



**AARP Tax Preparation  
2001 - 2017**

# Amy Miller



**WVA Board President 2013 - 2017**  
**Second Sundays Market Founder**  
**Phone Pals Founder & Numerous Committees**



# Dave Mason



**WVA Board of Director and  
Treasurer  
2011 - 2017**

# Fran Brewer



**WVA Administration Volunteer  
2017**

# Graham & Susan McDonald



**WVA Volunteers Extraordinaire  
2017**



Jackie Young



**WVA Volunteer  
Holiday Decorating & Painting Parties  
2017**

# Jim & Joyce Schulz



**WVA Volunteers  
Annual Car Show  
Second Sundays Marketplace**

# Marilyn Reed



**Attentive Phone Pal**  
**Pottery Club President - 2 Years**  
**Community Food Banks Volunteer**



# Rose Fleming



**WVA BINGO Popcorn Perfectionist  
2011 - 2017**

Sandra Evans



**WVA Library Volunteer  
2017**



Shirley Sawka



**BINGO Dauber Babe**  
**2017**

# WVA Employee of The Year – Teresa Barela, Compliance Department



**Compliance Inspector**  
**Patient, Pleasant and Team Player!**  
***Thank You Teresa!***

*Thank you to all the  
residents who  
we could not  
do it without you!*



# XI. Comments From the Floor



## XII. Announce Election Results



# **XIII. Organizational Meeting**

**Wednesday, April 4, 2018**

**FALC 8:00 a.m.**

# **XIV. Regular Board Meeting**

**Immediately Following**



## XV. Adjourn

Thank you for attending

*Westbrook Village*

*it is a “Lifestyle”*

