



AGENDA

Board of Directors Meeting
Wednesday December 2, 2020
8:00 a.m. Lakes Ballroom

- I. Homeowner and Board Comments**
 - A. Homeowner Comments** – If you wish to address the Board of Directors on non-agenda items, you must sign in **prior** to the meeting being called to order.
 - 1. Non-Agenda Issues** - If you wish to address the Board on an item **not** listed on the agenda, please indicate the topic in the appropriate column on the sign-in sheet. Each homeowner who signs in will then be given three (3) minutes to address the Board, prior to the meeting being called to order.
 - 2. Agenda Issues** - Following Board discussion and **prior to the** Board **vote**, each homeowner will be given an opportunity to address the Board for up to three (3) minutes on the agenda topic.
- II. Pledge of Allegiance**
- III. Call to Order** – Westbrook Village Board of Directors President – Mike Greene
- IV. Confirm Quorum** – Secretary Westbrook Village Board of Directors – Max Allen
Pursuant to Article 4, Section 7 of the Bylaws of Westbrook Village – Quorum – One half (1/2) of the number of the directors then serving, shall constitute a quorum at a meeting of the board. There are seven (7) Directors on the Westbrook Village Board currently. Four (4) Directors must be present to meet quorum requirements.
- V. Review, Correction and Approval of previous minutes**
 - A. November 04, 2020 BOD meeting minutes, – Pg. 1 - 4**
- VI. Treasurer’s Report**
 - A. Treasurer’s published report for **October 31, 2020** – Pg. 5**
 - B. **October 31, 2020** Financial Statements**
 - 1. Operations **October 31, 2020** – Pg. 6 - 10**
 - 2. Replacement Reserve Fund **October 31, 2020** – Pg. 11 - 12**
- VII. Unfinished Business**
 - A. Abacus Data Reports – Pg. 13 - 15**
 - B. Board Member Positions (3) terms expire**

Board of Directors Agenda

VIII. New Business

- A. Lakes Tennis Court Lighting Project – **Pg. 16 - 30**
- B. Recreation Committee Policies & Procedures – **Pg. 31**
- C. Landscape Maintenance Contract Recommendation – **Pg. 32 - 33**
- D. ACC Appeal-Solid Elitewood Patio Cover – **Pg. 34 - 39**
- E. Proposed Architectural Change and Paint Application processing time to 14 days – **Pg. 40 - 44**

IX. Committee Reports

- A. **Architectural Control Committee** – Tom Canepa, Chair
November 17, 2020 – **Pg. 45 - 47**
- B. **Government Relations** – Jerry Johnson, Chair
- C. **Information Technology Committee** – Jerry Johnson, Chair
- D. **Landscape & Facilities Committee** – Mike Greene, Chair
November 11, 2020 – **Pg. 48 - 50**
- E. **Long Range Planning Committee** – Jerry Johnson, Chair
No November Meeting
- F. **WVA Cornerstone Committee** – Amy Miller, Chair
November 7, 2020 – **Pg. 51**
- G. **Personnel Committee** – Tom Canepa, Chair
- H. **Recreation Committee** – Jerry Johnson, Chair
November 10, 2020 – **Pg. 52 - 54**
- I. **Town Hall** – Amy Miller
- J. **Ways and Means Committee** – Sil Maiorana, Chair
No November Meeting
- K. **WVGC-WVA Joint Meetings** – Mike Greene
No November Meeting

X. Managers' Report – Pg. 55 - 58

- A. **For the Good of the Order** – (if you are unable to attend BOD meeting and wish to voice a concern to the Board, please contact Karen Jones, General Manager, at 623-561-0099 to be your liaison).

Adjourn – Next meeting Wednesday, January 06, 2021 at 8:00 a.m. Lakes Ballroom