

**Approved September 1 2021
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
July 7, 2021**

MINUTES

PRESENT: Michael Greene, Tom Canepa, Max Allen, Sil Maiorana, Amy Miller,
Steve Merkovich (Board Members)
Karen Jones (General Manager)
Susan Fabian (Assistant General Manager)
Renee Pinkerton (Assistant Recreation Center Manager)
Jesse LaPlaca (Facilities Manager)

ABSENT: Gary Harmann

HOMEOWNERS:

HOMEOWNER FORUM

Homeowners are given the opportunity to address the Board of issues of concern. These discussions are not included as a part of the meeting.

PLEDGE OF ALLEGIANCE

Everyone was asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the June Board Meeting to order at 8:03 a.m.

CONFIRM QUORUM

Mr. Allen confirmed there was a quorum with six Board Members in attendance.

MINUTES

June 2, 2021 Board Meeting

MOTION by Mr. Canepa, second by Mr. Greene, to approve the Minutes of the June 2, 2021 Meeting as presented. Carried by unanimous vote of the members in attendance.

TREASURER'S REPORT

The May 2021 Financials were included in the Board binders for review and discussion.

MOTION by Mr. Canepa, second by Mr. Allen, to accept the May 2021 Treasurer's Report and Financial Reports as presented, subject to audit. Carried by unanimous vote of the members in attendance.

UNFINISHED BUSINESS

Abacus Data Report: Report for May 24 through June 27, 2021 included in packet for review and discussion.

Facility Re-Opening: Management and staff are working to make sure everything is up and running and all machines are being service in preparation for full use beginning August 1, 2021. Contact will be made with all Club Presidents; outside events are currently being scheduled.

WVA Membership Policy Updates: Policy (as reviewed and revised at last month's meeting) was included in the Board Packet for review and discussion. Ms. Jones reviewed the revisions for the benefit of the Homeowners in attendance. A standardized form will be created making Homeowners responsible for their renters' guests.

MOTION by Mr. Canepa, second by Mr. Greene, to approve the changes to the Westbrook Village Association Membership Policy.

MOTION AMENDED to add to bullet point 4 under Renter, "A renter, with approval from the Homeowner, may purchase...." Motion, as amended, carried by unanimous vote of the members in attendance.

NEW BUSINESS

Zumba Gold Instructor Approval: Certifications for new instructor included in the Board Packet for review and approval.

MOTION by Mr. Canepa, second by Mr. Allen, to approve Belinda Romney as the new Zumba Gold instructor. Carried by unanimous vote of the members in attendance.

Revised Amendment Initiative: The Committee met and prepared a one-question survey to be sent out to the Homeowners. There will be another meeting to finalize the draft so the survey can be sent out in September. Mr. Canepa suggested further revisions are needed before the Amendment Initiative can proceed; he will submit his suggestions for edits. Mr. Greene has also submitted edits for consideration. All suggested edits should be sent to Mr. Allen.

Landscape & Facilities Committee Members: Interviews were conducted with four candidates for the Committee. Board Members were instructed to vote for two (recommendation of Committee indicated on the ballot). The new Committee Members and the Board Members will be notified.

COMMITTEE REPORTS

Architectural Control Committee: Minutes of the June meeting were included in the Board Binders.

Government Relations: Mr. Johnson's report was included in the Board Packet.

Information Technology Committee: No meeting in June

Landscape & Facilities Committee: Minutes of June meeting were included in the Board Binders.

Long Range Planning Committee: Minutes of the June meeting were included in the Board Binders.

WVA Cornerstone Committee: Minutes of the June meeting were included in the Board Binders.

Personnel Committee: No meeting in June

Recreation Committee: Minutes of the June meeting were included in the Board Binders.

Town Hall: Ms. Miller is considering an “Aging in Place” Town Hall that would also include information on scams.

Ways and Means Committee: No meeting in June.

WVGC-WVA Joint Meeting: Minutes of the June Meeting were included in the Board Binders.

MANAGER’S REPORT

The General Manager’s Report was included in the Board Binder; Ms. Jones provided clarification as requested.

Request that SDL places their cones well behind their vehicles to alert drivers to go around.

FOR THE GOOD OF THE ORDER

Homeowners are reminded to buy a pizza (July 15) to support the Cornerstone Committee.

It was requested that more instructors at WVA be asked to accept Silver Sneakers. Instructors are not charged for using the facilities, however WVA will set a cap on what the instructor can charge.

Bids on remodeling the Billiards room are being obtained. Remodeling will be done prior to acceptance of the donated Billiards table.

Next Meeting – Wednesday, September 1, 2021, 8:00 a.m., FALC. There will be no Board Meeting in August.

There being no further business to come before the Board, the Meeting was adjourned at 9:22 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE