

**Approved December 1, 2021**  
**WESTBROOK VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**November 3, 2021**

**MINUTES**

**PRESENT:** Michael Greene, Max Allen, Sil Maiorana, Amy Miller (via phone), Steve Merkovich, Tom Canepa, Gary Harmann (Board Members)  
Karen Jones (General Manager)  
Susan Fabian (Assistant General Manager)  
Jan Lawlor (Recreation Center Manager)  
Jesse LaPlaca (Facilities Manager)

**ABSENT:**

**HOMEOWNERS:** Full house

**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**

Sil Maiorana, Vice President/Treasurer, called the November Board Meeting to order at 8:01 a.m.

**CONFIRM QUORUM**

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

**MINUTES – October 6, 2021**

Page 1 – Call to Order – change Vice President to Member

***MOTION by Mr. Greene, second by Mr. Allen, to approve the Minutes of the October 6, 2021 Meeting as amended. Carried with Mr. Canepa abstaining as he was not in attendance at that meeting.***

**TREASURER’S REPORT**

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

***MOTION by Mr. Greene, second by Mr. Canepa, to accept the September 2021 Treasurer’s Report and Financial Reports as presented, subject to audit. Carried unanimously.***

**UNFINISHED BUSINESS**

**Abacus Data Report:** Reports for September 20 through October 24, 2021 included in packet review and discussion.

Ms. Jones asked the Board about reactivating the card swipe system/screen at the FALC. Board Members agreed this should be reinstalled.

**Amendment Initiative Update:** Mr. Allen reported there have been 610 replies since Monday evening.

### **NEW BUSINESS**

**Stadium Court Update:** Ms. Jones reported that due to a cancellation, General Acrylics was able to come out and begin the demo, however work has halted due to a safety concern reported to City Code Compliance by a Pickleball player. The surface is being replaced like for like and is not a tournament play surface. A professional opinion is being requested as to the safety of the court.

### **COMMITTEE REPORTS**

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

**Government Relations:** No Report.

**Information Technology Committee:** No meeting in October

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

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

**WVA Cornerstone Committee:** No meeting in October

**Personnel Committee:** No meeting in October. Ms. Jones reported on open positions; Department Managers are conducting interviews

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

**Town Hall:** No Report

**Ways and Means Committee:** Minutes of October meeting included in the Board Binders. Additional funds were approved for overseeding.

**WVGC-WVA Joint Meeting:** No meeting in October. Mr. Greene reported an update on the Horseshoe pits and Cornhole area.

### **MANAGERS' REPORT**

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

Community Garage Sale is this coming weekend; maps are available at the Rec Centers.

The Facilities Manager Report was included in the Board Binder; Mr. LaPlaca provided clarification as requested.

The Recreation Center Manager Report was included in the Board Binder; Ms. Lawlor provided clarification as requested.

The Compliance Department Report was included in the Board Binder; Ms. Fabian provided clarification as requested

**FOR THE GOOD OF THE ORDER - None**

Next Meeting – Wednesday, December 1, 2021, 8:00 a.m., FALC.

There being no further business to come before the Board, the Meeting was adjourned at 8:55 a.m.

Respectfully submitted,  
Jody Brown, Recording Secretary

**MINUTES & MORE**