

**Approved January 11, 2022  
WESTBROOK VILLAGE ASSOCIATION  
RECREATION COMMITTEE MEETING MINUTES  
December 14, 2021 – 8:30 a.m.**

**PRESENT:** Max Allen, Steve Merkovich, Jim Schulz, Norma Apodaca, Dina Lawther, Ron Laumann, Marti Harper (Members)  
Jan Lawlor (Recreation Centers Manager)  
Karen Jones (General Manager)

**ABSENT:**

**HOMEOWNERS:** Full House (25+)

**HOMEOWNER COMMENTS**

Residents are given the opportunity to address concerns to and ask questions of the Committee prior to the start of the business portion of the meeting. These comments/discussions are not included in the Minutes of the meeting. Issues included:

**CALL TO ORDER**

Max Allen, Chair, called the meeting to order at 8:30 a.m.

There was a quorum with all members in attendance.

**MINUTES**

***MOTION by Mr. Laumann, second by Ms. Apodaca, to accept the Minutes of the November Meeting as presented. Carried unanimously.***

**RECREATION MANAGER'S REPORT**

The Recreation Manager's Report was included in the Committee binders for review and discussion.

**OLD BUSINESS**

**Abacus Report:** The Abacus Report – October 25 – November 15, 2021 was included in the Committee binders for review and discussion.

**Setup Fees for Ticketed Events:** Ms. Jones stated that several years ago the Board had directed Staff to look into setup fees for ticketed events. This will not apply to regular Club meetings, Annual Meetings, etc. It is intended to cover the cost of the setups for events that are selling tickets for their event. Staff has reached out to neighboring communities for input on how they handle setup fees for ticketed events. It is anticipated the fees will be on a sliding scale based on the number of attendees. The Board is now asking for recommendations from the Recreation Committee on how to resolve this issue.

In response to a comment from Mr. Allen, Ms. Jones explained the setups have become overwhelming for the Maintenance Staff as they continue to do their normal maintenance, cleaning and sanitizing the facilities, etc. The Association pays \$42,000 per year for Workman's Comp. Ms. Jones also pointed out the Homeowners pay about \$57 per month which pays for all of the facilities and the Staff.

Ticketed events are any events requiring setup and tear down where a ticket must be purchased for entry into the event.

It was stated this is the middle of PAC's season, and PAC will be hit the hardest if a setup fee is charged. It was suggested this be put on hold until after PAC's season concludes.

Ms. Jones stated that in addition to the setup and teardown, Maintenance Staff must remain after an event is over to do clean up. This often results in having to pay the Staff time and a half.

It was suggested an Ad Hoc Committee be formed to do further research on this issue with a recommendation to be made to the Board of Directors at a later time. A decision does not need to be made today.

Speakers from the Audience (limited to three minutes each):

- Maria Thorne – Baby Boomers – read a prepared statement.
- Cindy Clark – Westbrook Cares and the Wine Club
- Peggy Stewart – Baby Boomers
- Bill Wolfe – PAC President
- Bob Victorio - Italian American Club
- Sarah Thompson - Card Clubs
- Jerry Johnson – Increase HOA dues to eliminate issue of setup fees
- JoAnne - extra things to improve WVA – should be Good of the Order
- Diane – thank you to Maintenance Crew – did a marvelous job for the choir

***MOTION by Ms. Harper to form an Ad Hoc Committee consisting of one Board Member, three members of the Recreation Committee and Club Presidents, not to exceed seven members. Committee would have access to the study that was done and will do their own research and will report back to the Recreation Committee. Motion died for lack of a second.***

***MOTION by Mr. Laumann to table this issue, leaving it on the agenda for Unfinished Business, pending provision of additional information. Second by Mr. Schulz. Carried unanimously.***

**Damage Deposits for Club Events:** Ms. Jones reported some of the larger events are resulting in damage to the facilities; it has been recommended a damage deposit be charged. One suggestion would be to require a damage deposit at the first of the year that would roll over from year-to-year or until the deposit has needed for clean-up.

Ms. Lawlor stated some of the Clubs, including Cards, are not cleaning up after themselves and leave crumbs all over the tables.

It was stated that all Clubs using the facilities should be required to pay a damage deposit.

Speakers from the Audience (limited to three minutes each):

- JoAnne – Mah Jongg
- Harriett Cohen – give a fine to those who cause dirt and damage
- Glass Arts – send letters to Club Presidents who don't clean up
- Lapidary and Water Aerobics – assign Club Members to serve as a clean-up committee
- Bill Wolfe – PAC events generally have a clean-up committee
- Need to set the fee before discussion
- Linda Hoffman – Musicians Club – should not be directed only at Clubs
- Maria Thorne – Baby Boomers

Need to better define what constitutes damage and what constitutes a need for additional clean-up. Club Bylaws state the Clubs are responsible for damage and excessive clean-up.

### **NEW BUSINESS**

**Bunco Group 1 - New Members Discussion:** Mr. Allen stated it is not permissible for a Club to deny new Members, and the twelve member Bunco Group is not allowing new Members. Elaine Castle stated the group is limited to twelve because of the size of the room in the FALC; the other Bunco group plays in a larger room and so can have more players. There are four players per table; to increase the group of twelve a larger space would be needed. Ms. Castle stated she has no problem with adding players to the group provided a larger space can be found.

**Vistas Pool Presentation:** Ms. Jones reviewed the plans for the pool renovations at The Vistas and responded to questions from the Homeowners in attendance.

***MOTION by Mr. Merkovich, second by Ms. Harper, to move the Vistas Pool Project forward as presented. Carried unanimously.***

### **COMMITTEE REPORTS**

**Arts & Crafts:** No Report.

**Cards & Games:** Attendance at many of the groups is reduced but the groups are doing well.

**Service, State and Social Clubs:** Mr. Laumann reported the Clubs are coming back and he reported on some of the upcoming events.

**Performing Arts Council:** Ms. Apodaca reported on issues and topics discussed at the December PAC Board Meeting. The Musicians Club has booked several engagements outside of Westbrook. The Follies will have fewer numbers as there are fewer members.

**Sports:** Mr. Merkovich reported the latest on the horseshoe pits and other improvements planned for the area. It was suggested the horseshoe pits be moved to a grassy area near the Vistas, however parking would be an issue. Abacus Reports from 2017/18/19 will be looked at to see how many horseshoe players there are.

**Physical Fitness:** Mr. Schulz reported attendance at the gym is starting to come back. In response to a discussion last month the Maintenance Staff has stepped up and is cleaning the facility and equipment. Mr. LaPlaca will talk with Steve to determine what additional cleaning is needed.

There will be a car show on Sunday, February 20, 2021. It was suggested there be a "Cruise" through the community.

### **FOR THE GOOD OF THE ORDER**

Suggestion to have more resident events in the Lakes ballroom with maybe a band or DJ at the pool.

Next Meeting – January 11, 2021, 8:30 a.m., FALC

There being no further business to come before the Committee, the Meeting was adjourned at 10:45 a.m.

Respectfully submitted,

Jody Brown, Recording Secretary  
**MINUTES & MORE**