

Approved March 15, 2022
WESTBROOK VILLAGE ASSOCIATION
LONG RANGE PLANNING COMMITTEE
February 25, 2022

PRESENT: Sil Maiorana, Jon Pardoll, Joy Groves (via telephone), Jim McKenna, Gary Harmann, Lynette Jones, Bob White (Members)

ABSENT: Karen Jones (General Manager)

HOMEOWNERS:

HOMEOWNER AND MEMBER COMMENTS

Homeowners in attendance are given the opportunity to address concerns and ask questions of the Committee and Management. These comments are not made a part of the Minutes.

CALL TO ORDER

Sil Maiorana, Chair, called the February Meeting to order at 9:00 a.m.

There was a quorum with all members in attendance.

MINUTES – January 18, 2022

MOTION by Mr. McKenna, second by Mr. Pardoll, to approve the Minutes of the January meeting as presented. Carried with Mr. White abstaining as he was not in attendance at the meeting.

UNFINISHED BUSINESS

LRP Survey Update: Survey results were included in the Committee Packet for review and discussion.

Space Utilization Planner Update

There was discussion about the Long-Range Plan projects.

It was stated it would be more costly to improve the Fitness Center than to tear down the FALC and build a new building. Residents have indicated they are in favor of an expanded Fitness Center.

Mr. White gave a presentation that included input from residents, Clubs and Groups, Staff and realtors.

The Space Planning Consultant will look at the space available and advise the Association on how to make better use of it.

Options for the Fitness Center upgrades:

1. Add on to the existing Fitness Center
2. Tear down the FALC and build a new Fitness Center

Other resident requests included:

1. Permanent Card rooms
2. Library
3. Media Center
4. Multi-Purpose room
5. Dog Park – several possible areas were suggested.

PAC had presented a proposal for upgrades to the Vistas Ballroom.

No decisions will be made until Form Design has made recommendations for better use of the space.

It was pointed out that there is a dog park on Beardsley that the WVA residents can use with no liability. There are also many restaurants and coffee shops all around WVA.

With regard to responding to what resident say they want, Mr. Maiorana stated that only 13% of the residents replied to the survey.

There was further discussion about the Fitness Center which is Priority One. Options:

1. Convert the FALC to a Fitness Center and add a second floor (building would be leveled and rebuilt)
2. Refurbish the FALC for meeting room space
3. Add a second floor to the existing Fitness Center
4. Cantilever to the west and add on to the existing Fitness Center (weight would be left on the flat foundation)
5. Convert the Lakes Aerobics Room to the Fitness Center and convert the Fitness Center to meeting rooms.

The FALC could be converted to a media center and an expanded library. The computer labs could be converted to permanent card rooms.

It has been suggested there be a 12,000 square foot Fitness Center and Spa. If the FALC was leveled, a 10,000 square foot Fitness Center could be built.

Dog Park: There was discussion about the need for a dog park. Ms. K. Jones will check on liability issues City Codes, and what other HOA's have dog parks.

The Space Planner will be attending the March meeting.

Mr. White will document six major categories and projects.

Mr. Pardoll stated that drought is becoming more severe. The Association will need to be cognizant of impending water restrictions.

Lynette Jones will look at projects that are listed in the 2019 document. These project are rates low, medium and high.

ADA requirements need to be brought up to date during the renovations.

NEW BUSINESS

Committee Member Interviews (5) Five Applications Received: There is one open positions on the Committee. Interviews will be done the first week in April.

FOR THE GOOD OF THE ORDER

Next Meeting – Tuesday, March 15, 2022 - 9:00 a.m., FALC

There being no further business to come before the Committee, the meeting was adjourned at 1:20 p.m.

Respectfully submitted,
Jody Brown, Recording Secretary
MINUTES & MORE