

Approved July 26, 2022
WESTBROOK VILLAGE ASSOCIATION
LONG RANGE PLANNING COMMITTEE
June 21, 2022

PRESENT: Steve Merkovich, Amy Miller, Jon Pardoll, Joy Groves, Lynette Jones (via telephone), Bob White, Jim Schulz (Members)
Karen Jones (General Manager)

ABSENT:

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

Steve Merkovich, Chair, called the June Meeting to order at 9:01 a.m.

There was a quorum with all members in attendance.

MINUTES – May 17, 2022

Necessary corrections will be made as requested, and the Minutes will be resubmitted for file.

MOTION by Mr. Schulz, second by Mr. Pardoll, to approve the Minutes of the May meeting as presented. Carried with Mr. Merkovich abstaining as he was not at the meeting.

UNFINISHED BUSINESS

Finalize Project Recommendation Summary: Mr. White has prepared a PowerPoint presentation which summarizes the work the Committee has done. He reviewed Slide #5 in detail; this slide summarizes the impact of the various projects and the risks involved in each. The #1 project would be the enhancement of the Fitness Center. He also addressed the social gathering requirement that is being met by the renovations to the Vistas Pool.

Discuss the Fitness Center Location Options: Several locations are being considered, including expanding the current facility to the west; putting the Fitness Center in a portion of the Vistas Ballroom; building a new two-story facility (requires tearing down the FALC) - building a new facility would require a vote of the Homeowners.

Mr. White gave a brief review of the activities that could be displaced and relocated based on the decision made on the Fitness Center. Considerable discussion ensued.

NEW BUSINESS

August 2022 Long-Range Planning Meeting: There will be no Long-Range Planning Committee Meeting in the month of August.

PowerPoint Presentation – Ms. Groves: Ms. Groves reviewed a PowerPoint presentation which compares WVA to other similar Associations in the area, including assessments, amenities, number of homes, etc.

Mr. Pardoll stated there is nothing in any of the presentations that addresses the impact on the Annual Assessment, and each concept should include the appropriate increase in dues so the facilities can be run properly.

MOTION by Mr. White, second by Mr. Schulz, to recommend the following:

- 1. Fitness Center enhancement (Rebuild the FALC, single story facility, 100x100; Move the Fitness Center to a portion of the Vistas Ballroom; Expand the existing Fitness Center to the west and the south***
- 2. Permanent card group space and flex space at the Lakes***
- 3. Space utilization improvements for clubs and social groups***

Carried unanimously.

It was suggested the Computer Club be immediately moved to the FALC so the space at the Lakes can be made into permanent card and game rooms. This will be discussed in more detail at the next meeting.

PowerPoint Presentation – Mr. White: Presentation reviewed by Mr. White earlier in meeting.

FOR THE GOOD OF THE ORDER

- The 2019 Long Range Plan is available in the Admin Office for anyone who would like to review it. It is recommended Homeowners review the Long-Range Plan, the report presented by the Architect, and the report presented by Form Design.
- A summary of the Survey responses will be distributed to the Committee Members for review and discussion. Mr. Merkovich selected 13, 18, and 50 as the numbers for responders who will win a gift card.

Next Meeting – Tuesday, July 26, 2022 - 9:00 a.m., FALC

There being no further business to come before the Committee, the meeting was adjourned at 10:38 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE