

Approved December 6, 2023
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING
November 1, 2023

MINUTES

PRESENT: Amy Miller, Jerry Johnson, Kim Mraz, Gary Harmann, Michael Greene, Steve Merkovich, Max Allen (Board Members)
Karen Jones (General Manager)
Susan Fabian (Asst. General Manager)
Jan Lawlor (Recreation Centers Manager)
Sean Gorenstein, (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

Homeowners were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Amy Miller, President, called the November Board Meeting to order at 8:50 a.m.

CONFIRM QUORUM

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

MINUTES – October 4, 2023

If corrections are needed, they will be made as requested, and the Minutes resubmitted for file.

MOTION by Mr. Johnson, second by Mr. Greene, to approve the Minutes of the October 4, 2023, meeting as presented. Carried with Mr. Allen, Mr. Merkovich, and Ms. Miller abstaining as they were not in attendance at the meeting.

TREASURER'S REPORT

The September 2023 Financials were not available.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for September 21 through October 22 were in the Packet for review and discussion.

The Lakes Recreation Center will be closed the week after Thanksgiving (beginning November 27) for the completion of several projects.

Employee Retention Tax Credit (ERC): The Association has received two quarterly credits but is still waiting for the remaining two refunds. The Government has paused the program due to fraudulent filings.

Horseshoe Pits/Cornhole Update: Horseshoe pits, pins, and the sand are in. The Cornhole boards will be delivered. There are a few final details to be addressed; it is anticipated the courts will

be ready for play in the next few weeks. The fence is scheduled to be installed on Friday. Homeowners will go to the Lakes Recreation Center and present their PID; they will be given a bag of horseshoes or cornhole bags for play. PID's will be returned when equipment is turned in.

Westbrook Commons Update: Ms. Miller provided an update. There are a few more artifacts that need to go in using a new vendor.

NEW BUSINESS

Ratify Unanimous Written Consent – First Responders Event: This event will be postponed.

MOTION by Mr. Greene, second by Mr. Merkovich, to ratify the Unanimous Written Consent for the First Responders Event. Carried unanimously.

Proposal to Repair Lakes Cool Decking: The Landscape & Facilities Committee recommends approval of the bid of \$7,500 from Imagine Architectural Concrete LLC.

MOTION by Mr. Merkovich, second by Ms. Mraz, to approve the contract with Imagine Architectural Concrete LLC for the Lakes cool decking repairs at a cost of \$7,500. Carried unanimously.

Proposal for Turf Conversions – Rose Pilar Court: The Landscape & Facilities Committee recommends approval of the bid of \$23,220 from SDL.

MOTION by Mr. Greene, second by Mr. Allen, to approve combining the two bids from SDL for two areas of turf conversions on Rose Pilar Court in the amount of \$23,220 with an expected discount of 8-10%. Carried unanimously.

Proposal for Turf Conversion – Westbrook Commons: The Landscape & Facilities Committee recommends approval of the bid of \$4,640 from SDL.

MOTION by Mr. Greene, second by Mr. Johnson, to approve the bid from SDL for turf conversion at Westbrook Commons in the amount of \$4,640. Carried unanimously.

The Cornerstone Committee is working to get a grant to contribute to the turf conversion projects.

COMMITTEE REPORTS

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

Government Relations: There is one more City of Peoria Council meeting scheduled for the year on November 17, 2023.

Information Technology Committee: No meeting in October

Landscape & Facilities Committee: Minutes of the October meeting were included in the Board Binders. To date for this year there is an 18% savings in water and water expense.

Long Range Planning Committee: No October meeting

WVA Cornerstone Committee: Minutes of the October meeting were included in the Board Binder.

Personnel Committee: No Meeting in October

Recreation Committee: No meeting in October

Town Hall: No Meeting in October

Ways and Means Committee: Minutes of the October meeting were not available to include in the Board Packet.

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

MANAGERS' REPORT

The General Manager's Report was included in the Board Binder with clarification provided by Ms. Jones. Report included reports from the Architectural Control Committee, Resale Department, Compliance Department, Recreation Centers Manager, Facilities Manager and Landscape Company.

FOR THE GOOD OF THE ORDER

Papa Murphys has discontinued the Third Thursday Pizza Fundraiser.

There will be a fundraiser at Culvers on November 14, 2023.

PAC Treasurer, Nancy Connelly, on behalf of PAC, presented a check in the amount of \$800 for the St. Mary's Turkey Fund Drive which kicks off today.

Mr. Johnson thanked the General Manager and the Staff, stating he is in full support of the Staff, General Manager and the Board Members. He stated there is animosity toward the Staff by some residents, and he feels a line was crossed today with the resident comments.

Next Meeting – Wednesday, December 6, 2023, 8:00 a.m. The Annual Meeting is scheduled for March 20, 2024.

There being no further business to come before the Board, the Meeting was adjourned to Executive Session at 9:35 a.m.

Respectfully submitted,
Jody Brown, Recording Secretary

MINUTES & MORE