

**APPROVED MAY 7, 2025**  
**WESTBROOK VILLAGE ASSOCIATION**  
**BOARD OF DIRECTORS' MEETING**  
**APRIL 2, 2025**

**MINUTES**

**PRESENT:** Amy Miller, Max Allen, Marcy Reneau, Bruce Garrison, Tim Davis, Steve Merkovich, Joe Bernier (Board Members)  
Karen Jones (General Manager)  
Jody Snider (Assistant General Manager)  
Sean Gorenstein, (Facilities Manager)  
Denise Murphy (Recreation Centers Manager)

**ABSENT:**

**HOMEOWNER FORUM**

Homeowners are given the opportunity to address the Board about issues of concern, discussions not included as a part of the meeting.

**PLEDGE OF ALLEGIANCE**

Homeowners were asked to stand for the Pledge of Allegiance.

**CALL TO ORDER**

Ms. Reneau, President, called the April Board Meeting to order at 10:11 a.m.

**CONFIRM QUORUM**

Mr. Davis confirmed there was a quorum of Board Members with seven (7) Directors in attendance.

**MINUTES – February 2025**

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

***MOTION by Mr. Garrison, second by Mr. Merkovich, to approve the Minutes of the February 5, 2025, meeting as presented. Carried with Mr. Bernier abstaining as he was not on the Board at that time.***

**TREASURERS REPORT**

January and February 2025 Financials were included in the Board binders for review and discussion.

***MOTION by Ms. Miller, second by Mr. Garrison, to accept the January and February Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried with Mr. Bernier abstaining as he was not on the Board at that time.***

**UNFINISHED BUSINESS**

**Facilities Usage Report:** Reports for January 27, 2025, through February 23, 2025, and February 24, 2025, through March 23, 2025, were included in the Board Packet for review and discussion.

**Vistas Pool Update:**

Drain Pool, remove tile on 2 lap lanes and exercise area, patch pebble where tile was removed and acid wash entire pool, will be tabled until May Meeting.

**NEW BUSINESS**

**New Maintenance Truck Purchase:** A new maintenance truck was purchased. The old truck had costly repairs.

**Ratify UWC Tabling of Resident Guest Pass Policy:** Remove previous vote on guest pass policy.

***MOTION by Ms. Miller, second by Mr. Merkovich, due to concerns presented, the Board suspends approval and enforcement on the January 8, 2025, motion, regarding our guest pass policy, pending further discussion and input. Carried with Mr. Bernier abstaining as he was not on the Board at that time.***

***Lakeview Estates #4190032 – Driveway Appeal:*** Tabled until May meeting.

## **COMMITTEE MINUTES**

**Architectural Control Committee:** Minutes of the February and March meeting included in the Board Binders.

**Government Relations:** Mayor Beck will be holding a State of the City meeting at CCV Church on April 2, 2025.

**Information Technology Committee:** Ms. Reneau gave an update on E-voting. 1632 E-votes, 6 paper votes, 222 phone votes and 15 votes at the Annual meeting.

**Landscape & Facilities Committee:** Minutes of the February and March meeting included in the Board Binders.

**Long Range Planning Committee:** Minutes of the February and March meeting included in the Board Binders.

**WVA Cornerstone Committee:** Minutes of the February meeting included in the Board Binders. There was no March meeting.

**Personnel Committee:** No February or March Meeting.

**Recreation Committee:** Minutes of the February or March meeting included in the Board Binders.

**Town Hall:** No February or March Meeting.

**Ways and Means Committee:** Minutes of the February and March meeting and the Delinquency Reports included in the Board Binders.

**WVGC-WVA Joint Meeting:** No February meeting. March meeting included in Board Binders.

## **MANAGERS' REPORT**

February and March report included in Board Binders.

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

Mr. Allen suggested a larger room for the Board of Directors meeting to accommodate all the attendees.

Reminder from Ms. Jones that the State of the City address from Mayor Beck will be held April 9, 2025, in the Lakes Ballroom at 10:00 am. The shred a thon will be held Thursday April 3, 2025, at the Lakes Parking lot, sponsored by Council member Rick Stokes.

**Next Meeting** – Wednesday, May 7, 2025, 9:00 a.m. at FALC

There being no further business to come before the Board, the Meeting was adjourned at 10:50 a.m.

Barbara Peot, Minute Keeper