

APPROVED – JUNE 4, 2025
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
MAY 7, 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 May Board Meeting to order at 9:05 a.m.

CONFIRM QUORUM

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

MINUTES – April 2025

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

MOTION by Ms. Miller, second by Mr. Allen, to approve the Minutes of the April 2, 2025, meeting as presented. Carried unanimously.

TREASURERS REPORT

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

MOTION by Mr. Allen, second by Mr. Merkovich, to accept the April Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

Treasurers report amended for February 2025: Mr. Garrison presented an amendment to the General Operation Fund from the February 2025 report.

MOTION by Ms. Miller, second by Mr. Merkovich, to accept the amendment to the General Operation Fund from the February 2025 Treasurers report. Subject to audit. Carried unanimously.

UNFINISHED BUSINESS

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

Vistas Pool Update:

Vista Pool Quotes from Cal Pools:

Drain pool, remove tile on two (2) lap lanes and exercise area, patch pebble where tile is removed, acid wash the entire pool and then refill with chemicals, \$7445.00.

MOTION by Mr. Bernier, second Mr. Davis, to accept a quote from Cal Pools to drain pool, remove tile on two (2) lap lanes and exercise area, patch pebble where tile is removed, acid wash the entire pool and refill with chemicals, \$7445.00. Motion carried. Six (6) in favor and one (1) opposed.

New Gate, NW and concrete pour back at above gate, \$1350.00.

MOTION by Ms. Miller, second by Mr. Merkovich, to accept a quote from Cal Pools to install a new gate and pour back concrete. Motion failed. Three (3) in favor and Four (4) opposed.

Third handrail at NW steps, \$655.85.

MOTION by Mr. Davis, second by Mr. Garrison, to accept quote from Cal Pools for third handrail at NW steps. Motion failed, all opposed.

Four feet exercise bar/rail on the north wall, \$1584.25.

MOTION by Mr. Bernier, second by Mr. Davis, to accept quote to install four feet exercise bar on the north wall. After the committee discussion, the motion was withdrawn. Tabled and new quotes for six (6) and eight (8) feet exercise bar requested.

Install four (4) rope anchors in exercise area for water volleyball floats and water volleyball out of bound floats, \$1345.00.

MOTION by Mr. Bernier, second by Mr. Garrison, to accept the quote from Cal Pools to install four (4) rope anchors in the exercise area for water volleyball floats and water volleyball out of bound floats, \$1345.00. Carried unanimously.

NEW BUSINESS

Architectural Control Committee Member Recommendation: Committee recommends Jo Ann Greene and Ron Laumann retain their committee positions.

MOTION by Ms. Reneau, second by Mr. Garrison, to accept recommendation to retain Jo Ann Greene and Ron Laumann to the Architectural Control Committee. Carried unanimously.

Landscape and Facilities Committee Member Recommendation: Committee recommends Bob Carneiro, Paul Schnetzky and Jon Pardoll.

MOTION by Mr. Allen, second by Mr. Merkovich, to accept recommendation to approve Bob Carneiro, Paul Schnetzky and Jon Pardoll to the Landscape and Facilities Committee. Carried unanimously.

Long Range Planning Committee Member Recommendation: Committee recommends Jim Schultz retain his committee position.

MOTION by Ms. Reneau, second by Mr. Merkovich, to accept recommendation to approve Jim Schultz to Long Range Planning Committee. Carried unanimously.

Recreation Committee Member Recommendation: Committee recommends Robert Carneiro, Sally Cline, Jim Schultz and Kathy Fernandez.

MOTION by Mr. Allen, second by Ms. Miller, to accept recommendation to approve Robert Carneiro, Sally Cline, Jim Schultz and Kathy Fernandez to Recreation Committee. Carried unanimously.

Second Sundays Marketplace Season 2025-2026: Committee requests Recreation Manager to hire a new Second Sundays Marketplace vendor manager.

MOTION by Ms. Miller, second by Mr. Bernier, to accept the hiring of a new Second Sundays Marketplace vendor manager. Carried unanimously.

Lakeview Estates 4190032 – Driveway Appeal: Driveway appeal.

Motion by Mr. Garrison, second by Mr. Allen to approve three (3%) percent variance needed for homeowner's driveway project. After the committee discussion, the motion was withdrawn and tabled until next month. Motion withdrawn.

Torrey Pines 4460776 – Decorative Metal Fence Appeal: Appeal vote for the homeowner metal fence.

MOTION by Mr. Bernier, second by Mr. Allen, to accept the Torrey Pines #4460776 request for a decorative metal fence. Carried unanimously.

COMMITTEE MINUTES

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

Government Relations: None

Information Technology Committee: No April meeting.

Landscape & Facilities Committee: Minutes of the April meeting included in the Board Binders.

Long Range Planning Committee: Minutes of the April meeting included in the Board Binders.

WVA Cornerstone Committee: No April meeting.

Personnel Committee: No April Meeting.

Recreation Committee: Minutes of the April meeting included in the Board Binders.

Town Hall: Community Forum last week at Lakes Ballroom.

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

WVGC-WVA Joint Meeting: No April meeting.

MANAGERS' REPORT

April report included in Board Binders.

FOR THE GOOD OF THE ORDER

None

Next Meeting – Wednesday, June 4, 2025, 9:00 a.m. at FALC

There being no further business to come before the Board, the Meeting was adjourned at 11:30 a.m.

Barbara Peot, Minute Keeper