

**APPROVED – MARCH 11, 2026**  
**LANDSCAPE AND FACILITIES COMMITTEE MEETING**  
**FEBRUARY 11, 2026**  
**MINUTES**

**PRESENT:** Paul Schnetzky, Garry Walker, Jon Pardoll, Bruce Garrison, Max Allen, Leslie Friedman, Bob Carneiro (Committee Members)  
Karen Jones (General Manager)  
Sean Gorenstein (Facilities Manager)  
Lee, DeWayne (SDL)

**ABSENT:** None

**HOMEOWNER COMMENTS**

Not included as part of the Minutes.

**CALL TO ORDER**

Mr. Garrison, Chair, called the meeting to order at 9:00 am. A quorum was confirmed with seven (7) members in attendance.

**MINUTES – January 14, 2026**

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

***MOTION by Mr. Pardoll, second by Mr. Allen, to approve the minutes of the January 14, 2026, meeting. Carried unanimously.***

**SDL – REPORTS**

**Landscape Maintenance Report:** January reports from SDL included in the Committee packet for review and discussion, with clarification provided as requested.

**Water Consumption History Report:** January reports included in the Committee packet for review and discussion with clarification provided as requested.

**UNFINISHED BUSINESS**

**LRP Update:** No update

**Union Hills Xeriscape Discussion:** Committee agreed to table the Union Hills Xeriscape.

**Lakeview Rd Xeriscape Discussion:** Discussion and Review of Lakeview Rd Xeriscape. Committee requested Administration finalize the scope of work with SDL for test area one (1). That is south from Westbrook Parkway to Orbai on Lakeview.

***MOTION by Mr. Schnetzky, second by Mr. Carneiro, to approve management to finalize the scope of work with SDL for Test Area one (1). Carried unanimously.***

**Vista Perimeter Fence:** The Board of Directors voted at the Board of Directors monthly meeting, February 4, 2026. The motion failed.

**NEW BUSINESS**

**Facilities Usage Report:** The Report from December 28, 2025, through January 25, 2026, was included in the Committee binders for review and discussion.

**Bocce Court Turf Replacement:** Discussion and Review of replacing the Bocce Court Turf. The Committee reviewed six (6) proposals. Cardinal Floor Covering #2 is Bocce specific turf.

***MOTION by Mr. Schnetzky, second by Mr. Carneiro, to approve the proposal from Cardinal Flooring Covering #2 in the amount of \$17,658.00 with a twenty percent (20%) contingency. Carried unanimously.***

**Fitness Center Exterior West Wall(s) Removal:** Discussion and Review of proposals to remove two (2) walls and footers on the West side of the Vistas Fitness Center. Tabled until Administration receives proposals replacing windows on West Wall in the Fitness Center.

#### **MANAGER – REPORTS**

**Facilities Manager Report:** January reports included in the Committee packet for review and discussion with clarification provided as requested.

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

Candidates' night February 11, 2026.

Special Board of Directors meeting Thursday February 12, 2026, at the FALC.

Westbrook Performs Annual Variety Show, February 13-15, 2026

The next Meeting is scheduled for Wednesday, March 11, 2026, 9:00 a.m., at the FALC.

#### **ADJOURN**

With no objection the meeting was adjourned at 10:26 am.

Barbara Peot  
Minute Keeper