

APPROVED JUNE 3, 2026
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
MAY 6, 2026

MINUTES

PRESENT: Amy Miller, Max Allen, Bruce Garrison, Bob Carneiro, Mark Gittins, Joe Bernier, Steve Merkovich (Board Members)
Karen Jones (General Manager)
Marcy Reneau (Assistant General Manager)
Sean Gorenstein (Facilities Manager)
Denise Murphy (Recreation Centers Manager)

ABSENT: None

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

Mr. Garrison, President, called the May 6, 2026, Board Meeting to order at 9:05 a.m.

CONFIRM QUORUM

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

MINUTES – April 1, 2026

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

MOTION by Mr. Bernier, second by Mr. Allen, to approve the Minutes of the April 1, 2026, meeting as presented. Carried unanimously.

TREASURERS REPORT

The March 31, 2026, Financials were included in the Board binders for review and discussion.

MOTION by Mr. Allen, second by Mr. Merkovich, to approve the March 31, 2026, Financial Reports, both Operations and Replacement Reserve, as presented, subject to audit. Carried unanimously.

UNFINISHED BUSINESS

Facilities Usage Report: Reports for March 23, 2026, through April 26, 2026, were included in the Board Packet for review and discussion.

Architectural Control Committee Member Recommendation: Committee recommends Edward Kehoe for open position.

MOTION by Ms. Miller, second by Mr. Merkovich, to approve Edward Kehoe to Architectural Control Committee. Carried unanimously.

Landscape and Facilities Committee Member Recommendation: Committee recommends Leslie Friedman and JoAnn Boontjer for two (2) open positions.

MOTION by Mr. Carneiro, second by Mr. Gittins, to approve Leslie Friedman and JoAnn Boontjer for open positions. Carried unanimously.

Long-Range Planning Committee Member Recommendation: Committee recommends Don McNeil and David Sterling for two (2) open positions.

MOTION by Mr. Allen, second by Mr. Carneiro, to approve Don McNeil and David Sterling for open positions. Carried unanimously.

Recreation Committee Member Recommendation: Committee recommends Norma Apodaca and Martha Harper for two (2) open positions.

MOTION by Mr. Allen, second by Ms. Miller, to approve Norma Apodaca and Martha Harper for open positions. Carried unanimously.

NEW BUSINESS

Flag Standards Amended: Review and discussion on the proposed to update Flagpole standards.

MOTION by Ms. Miller, second by Mr. Allen, to approve amended Flagpole standards. Carried unanimously.

LRP Survey Results: Review and discussion of the LRP Survey results and publishing to Westbrook Village residents via email.

MOTION by Mr. Allen, second by Mr. Bernier, to publish the survey results to Westbrook residents. Carried unanimously.

Homeowner Comments & For the Good of the Order Discussion: Review and discussion on combining Homeowner Comments and For the Good of the Order agenda items and move them to the end of the agenda.

MOTION by Mr. Bernier, second by Mr. Carneiro, to approve combining and moving the Homeowner comments and For the Good of the Order to end of agenda.

COMMITTEE REPORTS:

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

Government Relations: No report.

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: Meetings suspended until next fall.

Personnel Committee: Compliance/Resale Assistant and Recreation Centers' Assistant position have been filled.

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

Town Hall: None

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

WVGC-WVA Joint Meeting: No April meeting.

MANAGERS' REPORT

The April 2026 report included in Board Binders.

FOR THE GOOD OF THE ORDER - None

Next Meeting – Wednesday, June 3, 2026, 9:00 am at FALC.

There being no further business to come before the Board, the Meeting was adjourned at 10:24 a.m.

Barbara Peot, Minute Keeper