

APPROVED SEPTEMBER 02, 2026
WESTBROOK VILLAGE ASSOCIATION
BOARD OF DIRECTORS' MEETING
JULY 1, 2026

MINUTES

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

ABSENT: Karen Jones, Mark Gittins (excused)

PLEDGE OF ALLEGIANCE

Homeowners were asked to stand for the Pledge of Allegiance.

CALL TO ORDER

Mr. Garrison, President, called the July 1, 2026, Board Meeting to order at 9:00 a.m.

CONFIRM QUORUM

Mr. Allen confirmed there was a quorum of Board Members with six (6) Directors in attendance.

MINUTES – June 3, 2026

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

MOTION by Mr. Carneiro, second by Mr. Allen, to approve the Minutes of the June 3, 2026, meeting as presented. Carried unanimously.

TREASURERS REPORT

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

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

UNFINISHED BUSINESS

Facilities Usage Report: Reports for May 25, 2026, through June 21, 2026, were included in the Board Packet for review and discussion.

NEW BUSINESS

Lakeview Road – Xeriscape Project: Discussion and review of Lakeview Road proposals from SDL.

MOTION by Mr. Carneiro, second by Mr. Bernier, to approve the proposal from SDL for Sod Replacement – Lakeview Media South of Westbrook Parkway in the amount of \$9050.00 with a twenty percent (20%) contingency. Carried unanimously.

MOTION by Mr. Carneiro, second by Mr. Merkovich, to approve the proposal from SDL for Turf to Artificial Turf and Decomposed Granite Conversion on Lakeview Road Test Area, Westbrook Parkway to Oraibi in the amount of \$25,520.00 with a ten percent (10%) contingency. Carried unanimously.

Club by Laws Revisions: Discussion and review of Club by Laws Revisions.

MOTION by Mr. Allen, second by Mr. Carneiro, to approve the Club by Laws Revisions. Motion was amended to update Article IV Section 2, C. Carried unanimously.

August BOD Meeting: Discussion on cancelling the August Board of Directors meeting.

MOTION by Mr. Garrison, second by Mr. Allen, to approve cancelling the August 2026 Board of Directors meeting. Carried unanimously.

COMMITTEE REPORTS:

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

Government Relations: No report

Information Technology Committee: No report

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

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

Cornerstone Committee: Meetings suspended until next fall.

Personnel Committee: No report

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

Town Hall: No report

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

WVGC-WVA Joint Meeting: No Meeting

MANAGERS' REPORT

The June 2026 report included in Board Binders.

HOMEOWNER FORUM

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

FOR THE GOOD OF THE ORDER

Next Meeting – Wednesday, September 2, 9:00 am at FALC. No August Meeting.

There being no further business to come before the Board, the Meeting was adjourned at 9:53 a.m.

Barbara Peot, Minute Keeper