

HOMEOWNERS ASSOCIATION AT WESTWOOD LAKES

Board of Directors Meeting Minutes Tuesday August 12th, 2003 Farnell Middle School Library 7:00pm

1. Lori Kahle introduced herself as the new editor of the Westwood Lakes monthly newsletter the "*Town Crier*". She also requested Fall Festival funding in the amount of \$500 for prizes, entertainment etc. costs. The Board agreed that \$1000 (\$500 for Easter Parade + \$500 for Fall Festival) is available in the Contingency budget line item number. It was suggested that the Board consider \$2,500 to be budgeted for next year towards social activities. Volunteers for newsletter delivery offered their services at the meeting.
2. The Meeting was called to order at 7:18pm by President Jerry Riddle.
3. Roll call established a quorum of the Board; Present: Jerry Riddle, Frank Credendino, Frank Marino, Dave Gursky, Adam Kemp, Bob Capuro, Bernie Embden, Greg Gelyon and Chuck Fuller later. 25 Homeowners present.
4. **Motion by Adam Kemp/seconded by Dave Gursky and carried unopposed that the reading of the July 8th minutes be waived and be approved as prepared.**
5. Old Business: Special Lighting District Petition: **Motion by Frank Marino/seconded by Frank Credendino and carried unopposed to petition for all non-petitioned lights within the development with the exception of Sawgrass as not eligible.** Accounting Reserve adjustments to be made to correct Sawgrass lighting billings for 2002 and a journal on August financials will reflect correction for Sawgrass lighting billings for 2003 to date.
6. Old Business: Grant for Trees
The County is unable to accommodate our submitted grant application until December 2003. **Motion by Adam Kemp/seconded by Frank Marino to approve funding of two-thirds of the project pending approval of all 6 affected homeowners to pay for remaining one-third. Motion carried after long discussion 6 to 3 (Frank C., Dave & Chuck).** It was further agreed that the lowest bidder would be awarded the contract and that the price should not exceed \$100 per tree. Mr. Stanley volunteered to approach the affected homeowners.
7. Old Business: Nine Eagles Drive Improvement Project
The Board recognized and applauded Mario Di Pietro for his efforts to submit a landscaping design plan for the front entrance. Bernie, Chuck, Bob and Mario to submit another design proposal by the next meeting and JT to re-bid clearing and barbed wire fence repair to include only 150ft of each side of the entrance along Nine Eagles. **Chuck Fuller moved to table project/seconded Frank Marino and carried unopposed.**
8. Old Business: Pond Maintenance & Littoral Shelf Plantings

Aquagenix supplied lowest bid for littoral shelf planting of 7950 plants for 24 ponds at total cost \$5,784.42

9. Old Business: Replacement Trees
Christie Landscaping provided lowest bid for tree replacement in the amount of \$5,460.00
10. Old Business: East Hampton Development Update
Developer will supply buffer intentions to the Board in writing.
11. Old Business: Proposed Park between Coral Berry & Tar Flower
Motion by Bernie Embden/seconded by Frank Credendino and carried by 8 votes (Chuck abstaining) to not discuss the issue further as meeting attendee homeowners have continued to voice their strong desire that the park remain as is.
12. New Business: Hiring of Off Duty Officer for Speed Enforcement
Tabled
13. New Business: Pool Contractors
Motion by Greg Gelyon/seconded by Dave Gursky that effective from publication in newsletter that all approved pool application requests will demand from the homeowner a deposit in the amount of \$500 in the form of a bond to cover expenses incurred including but not limited to dirt or other removal from affected storm water drain and or pond; road galley cleaning of dirt/staining or other; clearing of dirt or other to access sidewalks and advertising sign removal from property. Motion carried unanimously.
14. New Business: Portable inflatable pools
After discussion it was determined and agreed that the existing rules were sufficient for this purpose and further enhancement was not necessary.
15. New Business: Compliance Committee Status
Bob Capuro reported that Joe will work with elected co-chair for the remainder of the year and new volunteers have committed to join the committee.
16. New Business: Tent and similar apparatus erected on common areas
By motion Bernie Embden/seconded Frank Credendino and carried 5 to 4 that any homeowner wishing to install such apparatus shall inform Leigh prior to erection specifying length of time and acknowledging responsibility towards common area damage caused if any therefrom.
17. New Business: Landscaper Contract
Tom Campolettano has volunteered with Boards' thanks to review and recommend changes to the more comprehensive of the two contracts we have in hand and following this exercise it shall be submitted for final review by attorney Bob Tankel.
18. **Motion to adjourn made by Adam Kemp at 9:37pm**

Minutes prepared by Leigh Slement August 29, 2003.