

*ESTATE AT WESTBURY HOMEOWNERS ASSOCIATION*

**BOARD OF DIRECTORS MEETING MINUTES**

**April 25, 2017**

**3: 00 p.m. EWHOA Clubhouse**

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I **CALL TO ORDER-Theresa Childers/Warren Johnson**

**Present:**

**Warren Johnson**-phone in (President)

Rocky Dunlap-on site (Vice President)

Carolyn Krause-on site (At Large)

Debra Schumann-phone in (Secretary)

**Absent:** R. Paine (new)

**Staff:**

Doug Skelly

Theresa Childers

Mark Megliore

**Audience/Callers Homeowners:** Joan Keene 708, Janet Spinelli 918, Mr. Adams 901, T. Blomgren ?

II **OLD BUSINESS**

A. **Approval of Minutes from March-** Spelling correction noted. Motion made by Rocky Dunlap and seconded by Carolyn Krause. Approved unanimously.

B. **Construction Update-Highsmith**

Motion made to make payout to Highsmith Construction Company by Rocky Dunlap and seconded by Carolyn Krause . Motion passed unanimously.

III **NEW BUSINESS**

A.**Treasurer's Variance Report-Theresa Childers and Mark Megliore**

Report was shared and discussed. Monthly increase in receivables due to Hargrave royalties coming in, but this will even out as months go by. Expenses are a little over budget YTD, but under budget for month so far. Theresa reported finding a leak in a pipe due to original construction issues. (See attachment sent to us for details)

B. **Comments from homeowners in attendance**

Concerns were voiced over unsupervised children running around the property and playing in the ponds and potential dangers to our association. Continued concerns about the screening process/lack thereof from *some* of the property managers currently managing properties for some owner/investors were expressed. Concerns also voiced

regarding shoddy workmanship and possible dishonesty of workers with access to condos during the construction work process. Theresa will follow up with Joe Highsmith.

Discussion ensued about possibly doing our own background checks. No action taken. Discussion of owner's rights (vs renter's) and parking spot issues also took place. The HOA President thanked the homeowners for expressing their opinions and concerns.

#### **IV      ADJOURNMENT**

Motioned to adjourn by Rocky Dunlap and seconded by Carolyn Krause at 3:53 p.m.

#### **Executive Session**