

*ESTATE AT WESTBURY HOMEOWNERS ASSOCIATION*

**BOARD OF DIRECTORS MEETING MINUTES**

**February 21, 2017**

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

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

**Present:**

Warren Johnson-phone in  
Rocky Dunlap-on site  
Carolyn Krause-on site  
Debra Schumann-phone in

**Absent:** Guyla Daley

**Staff:**

Doug Skelly  
Theresa Childers  
Mark Megliore

**Audience/Callers Homeowners:** Joan Keene 708 and Janet Spinelli 918,  
Ralph Paine 1021/1022, Catherine Nagy 1301

**II OLD BUSINESS**

**A. Approval of Minutes from January-**Motion made by Rocky Dunlap and seconded by Warren Johnson. Approved unanimously.

**B. Construction Update-Highsmith**

Building 400- beginning to set windows

Building 500-20-60% complete

Building 600-roofers will be finishing

Building 700 and 900-exterior being painted

Note the 900 building may cause additional problems due to original construction errors

**C. Hurricane Matthew Update-**the destroyed shed wasn't covered by insurance, contents perhaps put in a garage for time being.

There will be no FEMA money to cover the repairs. Our insurance will pay some, but the net cost to us for repairs will be \$8300.

A motion was made by Warren Johnson to take out the costs for this out of the reserves. Motion seconded by Rocky Dunlap. Motion passed.

**D. Collection Agency Update-**Rocky reported progress is being made with McCabe collections. Some arrears payments are coming in, however, Rocky and Mark will keep a close eye on the continued progress. Mark requested we clear out small amounts of old fines off the books for accounting purposes. Rocky Dunlap made a motion to write off the small amounts totaling less than \$800. Motion seconded by Warren Johnson. Motion passed.

**H. Tenant Vetting-** We are reminded that no one can rent for less than 180 days. Debra Schumann recommended 6 months as the minimal time frame. No action taken as this is already the current minimum. Janet Spinelli asked about charging renters additional charges if they damage the walls of the breezeways due to moving in and out. Ralph suggested taking before and after pictures. No action taken at this time.

### **III     NEW BUSINESS**

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

Report was shared and discussed.

**B. Landscaping-** Theresa reported our current contractor was unacceptable. She received 3 new bids. *The Greenery* came in at budget. *Shore Winds* handles projects in an ecofriendly way. *Island Environments* bid was also discussed. Warren Johnson motioned to contract with *the Greenery* as our new landscaping company. Debra Schumann seconded. Motion passed.

### **IV     ADJOURNMENT**

Motioned to adjourn by Rocky Dunlap and seconded by Warren Johnson at 4:40 p.m.

#### **Executive Session**