

ESTATE AT WESTBURY HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

March 22, 2017

3: 00 p.m. EWHOA Clubhouse

I CALL TO ORDER-Theresa Childers/Warren Johnson

Present:

Guyla Daley-phone in
Rocky Dunlap-on site
Carolyn Krause-on site
Debra Schumann-phone in

Absent: Warren Johnson

Staff:

Doug Skelly
Theresa Childers
Mark Megliore

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

II OLD BUSINESS

A. Approval of Minutes from February-Motion made by Rocky Dunlap and seconded by Carolyn Krause. Approved unanimously.

B. Construction Update-Highsmith

Should be a little under budget with about 85%completed overall. Highsmith expects mid July completion. Buildings 200-300 yet to begin. Breezeway paint issues ongoing. Sherwin Williams is involved and will assist in solving the issues.

C. Hurricane Matthew Update-Claim check received on Thursday. Repairs will begin over the next few months.

D. Landscaper Introduction-The Greenery

The company will be starting work in April Ronald Vargas will be the new account manager for them for us. Theresa mentioned several buildings have major run off issues and will be monitored. Tree roots are exposed at building 700.

E. Collection Agency Update-A representative will be coming in the April meeting to discuss concerns about lack of movement on several accounts.

H. **Troublesome Sewer Line at 300 Bldg.Update**-We will be spending \$500 re-scoping the main sewer line and be monitoring results. Future action may be needed. A claim check was received for this problem Thursday.

III **NEW BUSINESS**

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

Report was shared and discussed. Expenses are a little under budget YTD. *IF first offense reduce fine by 50% was discussed.*

B. **Phone Lines**-maintenance mistakenly cut phone lines. Theresa working with Hargrave to see if we can keep this repair from being out of pocket for us.

C. **Garage Purchase**- An owner is willing to sell his garage near the old shed recently demolished by Hurricane Matthew to us for \$3-5K. If we purchase this, it could become our maintenance shed and prevent new building costs. General question raised about who's responsible for the replacement/maintenance of the garage doors. Doug will check out all the doors on the property and report on their condition.

D. **Ongoing Improvement-Long Term Plan**- Debra Schumann suggested we create a long term plan for major expenses to maintain the property. This would be considered again after construction completed.

E. **Owner/resident Support Group**-Debra Schumann suggested those owners who are not investors might benefit from creating a subcommittee to discuss the interested and perspectives of this type of owner. She is looking at a social/meeting sometime this summer. More details will be coming to date and place soon.

D. **Approval for Draws for Highsmith**-Rocky Dunlap motioned to allow the draws. Carolyn Krause seconded.

IV **ADJOURNMENT**

Motioned to adjourn by Rocky Dunlap and seconded by Carolyn Krause at 4:18 p.m.

Executive Session