



Minutes
Westwood community 5 association
Board of Directors Meeting
September 4, 2018

Board Members Present

Roy Atherton
Brian Reidmayer
Sara Costa
Madison Peley
Alecia Sinclair

Board Members Absent

Paul Fraschilla
John Hartnett
Adam Koenig
Jonathan Valbuena

Property Manager Present

Ann Campbell, Phoenix Management Services, Inc

Call to Order:

The meeting was called to order by Roy Atherton, President at 7:48pm

Roll Call:

It was determined that a quorum of the Board was present and a meeting could be conducted

Reading of the Minutes we conducted. Sara Costa read July 10th Board of Directors meeting minutes. Roy Atherton made the motion to approve them. Brian Reidmayer seconded. All were in favor. Brian Reidmayer read the August 8th board of directors meeting minutes. Sara Costa made a motion to approve the minutes. Roy Atherton seconded the motion. All were in favor. Motion Carried

The Officer Report was discussed. The Pool was completed and paid. The Roof work had been completed and paid. Ceiling tiles were to still be painted

Due to Paul Fraschilla, Board Treasure, not being present the treasure report was not reported for the month. A discussion was made about getting out Bank Reconciliation done as soon as possible.

The Community Sign was discussed. We are still awaiting city permits and construction to start. It was noted that the old sign was repainted by Paul Fraschilla and when the new sign is installed by the clubhouse the community's "older" sign would be put on the corner of 81st and 93rd for the other side of the community.

The Phoenix Transition Update was discussed. Ann Campbell, Property Manager, updated the Board that the transition of bank information and community resident's information was being transferred into their property management system. She also reported that she has not seen bank reconciliations from Jan of 2018. Sandra Fisch, statement that at least the first month of 2018 should be in the office files but due to the elections and board transfer she was unsure of any other months. Ann let the Board know that if the reconciliation would need to be done for months it would cost the community \$100 per month depending on how many months of reconciliation were needed (not to exceed \$700 for 7 months). Brian Reidmayer made a motion to have Ann look into this immediately and have the bank reconciliations done for the \$700 max amount. Roy Atherton seconded this motion. All were in favor. Motion Carried

The Audit discussion was tabled due to the Board not reviewing all the quotes in time for the meeting. Roy Atherton made the motion to table discussion. Brian Reidmayer seconded this motion. All were in favor. Motion Carried

Fining Committee and Procedures were discussed. They will be approved and finalized at a later meeting.

ARC Approvals- Home for Storm Shutter Panels and Home for Hurricane Impact Windows. Brian Reidmayer made the motion to approve these requests. Roy Atherton seconded the motion. All were in favor. Motion Carried

Community Golf Cart for property manager and board was discussed. Due to the previous golf cart being left outside in Florida weather it was noted that it was unusable and beyond repair. Property Manager, Ann Campbell, stated that it was in the best interest of the community that we have a golf cart since it is not feasible for her and her staff to drive their personal vehicles while managing the community for violations, maintenance, and whatnots. Adam Koenig wrote a letter to the Board and community about his concerns for this. Ann Campbell read the letter to the community and Board. The motion was made to table this discussion and perhaps come up with other options or a more feasible method. Sara Costa made the motion to table discuss for next meeting. Madison Peley seconded. All were in favor. Motion Carried

Fence Restriction were discussed. Adam had concerns in his letter about the restrictions. Ann Campbell, informed the Board that we may "Adopt" said rules and publish it without having to go through the extensive process of changing community Bylaws. Because this has been a topic monthly Sara Costa made a motion to have a "Special Meeting" for the Board to be able to discuss in depth and present their concerns and when all (if possible) Board Members would be present without a vote being made until the following meeting and that we need to make sure everything is legal with our community attorney. Brian Reidmayer seconded motion. Alecia Sinclair voted no. Motion Carried

Resident Concerns. Pest control at the pool areas. The Board let residents know that we have the pools sprayed every 3 months by ProPest but would look into having them come out more frequently if needed during the rainy season.

Madison Peley made a motion to adjourn the meeting. Roy Atherton seconded. All were in favor. Meeting adjourned at 9:25pm