

WESTCHESTER SHORES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, January 17, 2025

Countryside Library

I Call to Order/Establish Quorum

The meeting was called to order by Sharon Kemble at 5:30 PM. Present were Tim Pehlke, Kathy Stewart, Sharon Kemble and Ross Silva. Absent was Ann Tuncsiper. Arnie Holder represented Ameri Tech. Homeowners present were Luis Florez, Brian Kidd and Jaime Colom.

II Proof of Notice

Posted onsite

III Treasurer's Report

Ross Silva questioned Arnie about lawn service charge on Financial Report. Arnie suggested that he meet with their accountant at the Ameri Tech office who could explain it to him and answer any other questions he may have.

IV Approval of Previous Minutes

Motion by Tim Pehlke, seconded by Kathy Stewart to wave reading of previous meeting.

V Managers Report

Collections -

90+ days delinquent - 1 unit, with attorney

60+ days delinquent - 1 unit . Board recommends that delinquency be sent to attorne

Bids/Proposals/Completion

Arnie has received a bid from Watertight for \$105,000-\$107,000 to replace roof and garage of 2648 and 2656. Waiting for bids from Albright Roofing and Fix Roofing.

VI Business

1. Arnie is getting bids from Bay Grounds and Gingko to replace sprinkler pump.
2. Opinion that Board should not negotiate interest in dealing with attorneys for foreclosure on 2648 #5 and that we need to get attorney involved with 2656 #5.
3. Arnie will get us information on training for board members.
4. Sharon Kemble asked if the association should have to pay Dunedin Leak Locators for a leak which turned out to be a problem of City of Clearwater. Arnie will check into it.
5. Ross questioned whether our insurance company should pay for damage on roof. Arnie will check with them but warned of high deductible.

VII Other Business

1. Brian Kidd, who heads our landscape committee, reported no working sprinklers at both entrance and exit gates. Arnie will ask our new lawn company to check into it.
2. It was agreed that money in Reserve Maintenance can be used for roof replacement if needed.
Paving will be put on hold until next year.
3. Next meeting will be on February 19.

VIII Adjournment

Meeting was adjourned by Sharon Kemble at 6:36 PM.