

**WESTCHESTER SHORES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

Wednesday, June 18, 2025
Ameri-Tech Management
24701 US HWY 19 N., Clearwater, Florida 33763

I Call to Order/Establish Quorum

The meeting was called to order by Sharon Kemble at 5:38 PM. Present were Sharon Kemble, Ann Tuncsiper, Tim Pehlke, Ross Silva, Kathy Stewart, Patrick Lane and Anil Singh. Jenny Kidd and David Espino represented Ameri Tech.

II Proof of Notice

Posted onsite

III Approval of minutes from May meeting

Motion to approve made by Ann Tuncsiper seconded by Sharon Kemble. Approved.

IV Treasurer's Report

Ross Silva presented report.

There are concerns about money for balcony repairs which would come from Reserves and Balcony funds. Currently 4 balconies need repair and 4 can wait a while but will eventually need repair. Patrick will talk to Paul about future repairs before next year's budget is made.

Sharon questioned where additional roofing money, if needed, will come from.

V Manager Report

Collections 90+ days delinquent 2 units, 1 with attorney
30+ days delinquent 1 unit

VI Old Business

1. Roof Replacement began 6/18/25 at 2656
2. Termite Tenting begins 6/19/25
3. Awaiting response from Colleen at Greenberg in regard to MRTA, Marketable Records Title Act.

4. Bees infestation has been resolved 2656 #6
5. Awaiting response from Greenberg in regards to delinquent account small claims.
6. Pump house leak was repaired by Mark Sheets Irrigation at no additional cost

VII New Business

1. Sharon Kemble mentioned that only 3 board members have completed the required 4 hour Board Member Certification course. Jenny told us that she had heard this might be a yearly requirement.
2. David will send a community email to residents to remind them to park at library parking lot rather than on grass during the roofing project.
3. David was asked to provide additional background details regarding request from Colom's at 2652 #6.

VIII Meeting was adjourned at 6:59 PM.