

WESTCHESTER SHORES HOMEOWNERS ASSOCIATION

SPECIAL ASSESSMENT

MEETING

Wednesday, June 25, 2025

AmeriTech 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 5:32 PM. Present were Sharon Kemble, Tim Pehlke, Ross Silva, Kathy Stewart, Patrick Lane, Danita/Clyde Yerkey and Phil Colettis and Keith Phillips from Ameri Tech.
- II Proof of Notice
Posted onsite and mailed to every owner.
- III Treasurer Report
Ross Silva explained why it is necessary to assess each homeowner \$3,000 to cover the cost of replacing all the roofs. The current roofs were expected to last 20 years and funds were set aside to be fully funded at that time. However, each building has leaks probably caused by last year's hurricanes so they need to be replaced now.

Ross made a motion, seconded by Tim Pehlke, to issue a special assessment of \$72,000 or \$3,000 per unit for Roof Replacement. Full payment due on July 9. Late fees begin July 10 at same rate as late fees of monthly dues. Approved. Should residual funds be available after final payment to roofer and any other contractors needed to complete the job, funds will be applied to Deferred Maintenance Reserves. Should there be a shortfall, a second assessment may be required.
- IV Homeowners Comments
Patrick Lane has been inspecting the roofing project and detailed what he has seen. He will continue to monitor progress.
- V. Meeting was adjourned at 6:09 PM.

