

Westchester Shores Homeowners Association
Board of Directors Meeting Minutes
Wednesday, July 15, 2026

- I. Call to Order/Establish Quorum
 - Brian Kidd called the meeting to order at 5:30 PM.
 - Board members present were Sharon Kemble(remote), Ross Silva, Brian Kidd, and Raquel Colom. The homeowners present were Jaime Colom, Kathy Stewart, and Ann Tuncsiper. Arnie Holder represented Ameri-Tech.
- II. Proof of Notice
 - Posted onsite and email sent.
- III. Approval of Minutes from the June 17 meeting
 - A motion to approve was made by Ross Silva and seconded by Raquel Colom. Approved.
- IV. Treasurer's Report (Ross Silva)
 - Ross reviewed the July financial statements and raised questions regarding accounting and tax preparation expenses, including an IRS payment.
 - The Board discussed irrigation repair expenses, expressing concern over the frequency and cost of monthly repairs. Management will notify the Board of future irrigation inspections so a Board member can accompany the contractor to understand the repairs better and determine whether landscaping activities may cause recurring damage.
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- V. Manager's Report
 - One account remains with the attorney.
 - Management reported that the soft wash is scheduled for July 22, and tree trimming will be scheduled once the contractor confirms availability.
 - The Board discussed a delinquent homeowner account and reviewed the attorney's recommendation regarding the lien process. After discussion, the Board approved proceeding with the filing of a lien in accordance with the Association's collection policy.
- VI. Old Business
 - **Drainage/gutters:** Arnie reported that Gilbert and Sons will inspect the downspouts and drainage system to evaluate ongoing water overflow concerns.

VII. New Business

- **Squeegee Squad:** Management reported that the soft wash is scheduled for July 22.
- **Tree trimmings:** A motion to approve was made by Ross and seconded by Brian. The Board approved a proposal for tree trimming and removal of hazardous branches at a cost of approximately \$1,300. It will be scheduled once the contractor confirms availability.
- **2644 #3:** The rollup screen has been removed.
- **2652 #1:** The Board discussed concerns regarding dog runs, hammocks, and personal property in rear yard areas and determined that the items discussed were located within owners' limited common/private areas.
- **2644 #6:** Homeowner requested to install a manually operated roll-down hurricane shutter on the first-floor patio, subject to applicable Association requirements. A motion to approve was made by Ross and seconded by Brian. Approved.
- **Balcony maintenance:** The Board discussed a draft homeowner guidance document regarding proper balcony maintenance. Board members will review the draft and provide comments before it is distributed to homeowners.
- **Landscaping:** A Board member discussed improving landscaping at the front entrance and exit. A proposal and budget will be developed for drought-tolerant plants and other aesthetic improvements before any work is authorized.

VIII. Further Discussions

- **Bylaws:** Volunteers will be contacted to set up a date to begin reviewing governing documents and developing recommended amendments, including potential rental and other updates for future Board consideration.
- **Pool agreement:** No revised agreement has been received from Westchester Lakes Condos. The Association will continue awaiting a response before taking further action.
- **Landscaping:** A proposal and budget will be developed for drought-tolerant plants and other aesthetic improvements before any work is authorized.

IX. Next Steps / Follow-Ups

- The August 19 meeting will be held at the library.
- Ross to follow up with Darrell before the August 19 meeting on any questions about financials.
- Arnie will contact the contractor to schedule a date for the tree trimming.
- Arnie will notify the Board of future irrigation inspections.
- Arnie will obtain clarification on IRS charges.
- Arnie to follow up on inspection of gutters.
- Bylaws task force to meet and make recommendations for amendments.
- Eblast to homeowners about balcony maintenance after draft is approved.

- A proposal for landscaping at the front & exit areas will be presented for approval.