

# WESTCHESTER SHORES HOMEOWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

TUESDAY, JUNE 25, 2024

Countryside Library  
2642 Sabal Springs Dr.  
Clearwater, Fl. 33761

- I Call to Order/Establish Quorum  
The meeting was called to order by Tim Pehlke at 5:31 PM.  
Present were Ross Silva, Kathy Stewart, Sharon Kemble  
Ann Tuncsiper. T.C. Sayles and Arnie Holder represented  
Ameri Tech. Quorum established.  
Homeowners present were Brian Kidd, Luis Florez and  
Jaime Colom.
- II Proof of Notice  
Posted onsite
- III Approval of Previous Minutes  
Ann Tuncsiper made a motion to approve of minutes from  
May Board meeting. Seconded by Tim Pehlke.  
Motion approved.
- IV Business
  - A. Irrigation Pump House Update  
Waiting to hear back from Bay Area Grounds on when they  
will start.
  - B. Westchester Lake Townhomes Update  
Suzanne and Patrick from the board of Westchester  
Lake Condos gave us an update on litigation of  
Townhomes and their use of the pool. The Townhomes  
won the recent summary judgement against Condos.  
Westchester Shores Condos wanted to  
know how our association felt about pursuing the matter.  
If Townhomes do not pay into the pool, our association  
and the condos will face higher monthly fees. Our

board told them we were in agreement with them to take further legal action against the Townhomes.

C. Landscape - Irrigation Update

1. Large dead palm tree will be removed tomorrow. Funds will come from Deferrable Maintenance.
2. T.C. checked out sprinklers along the berm and now they are all working again. Wedelia will be planted along one section of the berm. Brian Kidd and Rebecca Pehlke will be our berm consultants.

D. Parking

We have approval from the city to add up to 5 additional parking spots when street is resurfaced next year. Board will contact owners to get their thoughts.

V Homeowners Concern

Termites have been found in garage of 2652 #5 and 2nd floor of 2656 #3. Nature Zone will be contacted.

VI Adjournment - The meeting was adjourned at 6:44 PM.