

Highlights of the POA Board Meeting October 26, 2026
“Reimagining Together”

Property Owner questions may be found at the end of the Board *Highlights*.

- **Announcements:**

- Employee of the Month – Harvey Baskett, Maintenance Department
- Motion was made to table Agenda item 3b, “2024 Audit completion and related comments. Schedule to begin the 2025 audit” until the Board of Trustees collectively reviews the 2024 completed audit submitted. *Approved*

Reports:

- **Constable Report** – Mark Cole reported to date, there has been 4 spikes, 11 does and 1 buck harvested. The quality of the deer continues to improve. The alligator hunt only harvested 3 alligators this season.
- **Access Control:**

Trustee Deta Rogillio announced the Access Control monthly statistics are as follows: 102 new names have been entered into the gate system for the year 2026. The total number of individual names entered is 2,089 and total number of tags entered is 4,429.

As of October 17, Access Control logged in 2,197 guests for the POA, 1,539 contractors, 109 guests to Marina Village and 247 guests to the Club House. For the year 2026, 42,542 guests have been checked in for the POA, 21,108 contractors, 2,255 Marina Village guests and 6,547 guests for the club. A total of 72,756 guests has been checked in so far this year. 3,387 guests have been called in for this year. We are up to 75% of the property owners now using Gate Sentry.

- **ACC Report:**

ACC Chairperson George Gallagher reported that for the month of October the following applications were approved: 4 improvements; 2 fences and there were 3 denials.

YTD – 21 fences, 9 new homes, 23 improvements, 7 propane tanks, 3 storage buildings, 4 consolidations, and 14 denials.

- **Maintenance Report:**

Supervisor Chris Williams reported the summer mowing and weed eating continues along with mowing of the hayfields. Heavy Haul pickup went smoothly and totaled 90 yards of trash. The vegetation burn was successful. The washers and dryers were all removed from the laundry room at the old POA office due to the building being torn down toward the end of the year. Maintenance was performed in the Access building and the Clubhouse urinal. Diversified mowed the slope on Cottonwood and bids are being received for the washout repair in that area. Mailboxes have been added to the weekly maintenance cleaning schedule. Locates have

been called in for the next two drainage projects on Morningside and Stones Edge Coral Gables. Maintenance Committee section reports were submitted for Board review along with work orders. Board of Trustees requested a list of winter projects scheduled be submitted, spray the vegetation in tennis parking lot, pick up trash in the ditches throughout the community, and look into speed cushions instead of speed bumps for future use.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended September 2026 with approximately \$1,274,034 in liquid assets. The total Association operating income for the month of September was \$316,491 and was better than the budget by \$54,822. In-house collections contributed approximately \$114,975 to the total income in September. The total operating expense was \$316,736 and was under the budget of \$7,883. The total payroll expense for the entire association was \$23,605, under the budget for the month. The Association budgeted for a net loss for the month of September, however the Association did better than the expected loss of \$62,765. Year to Date the Association expected to have a budgeted net income of \$623,492; however, the Association was over that budgeted amount by \$554,988.

- **Deed Violations Report:** No Report

- **Greens / Recreation Committee Report:**

Josh Dixon shared his 5 year “proposed” plan to the committee which includes: rebuild of #1 green; tackle irrigation issues on the entire golf course; a proposed covered pavilion between the pool and fitness center for drinks, snacks and food ordering; rebuild of remaining greens and tackle the drainage issue on 5 fairway. Bids were obtained for new pickleball/tennis courts for future budget planning. New cart parking for the pool, fitness center and courts was discussed to protect the grass that has been installed. The Marshall program is underway and are being used on Friday, Saturday, and Sunday from 8:00 – 12:00 and starters are being used on the same days. *Disability flags are now available, and golfers must rent one to have disability assistance on the course.* General discussion was held concerning the inappropriate behavior by individuals congregating at the clubhouse outside area and using profanity and loud shouting. Also, discussion was held around the request by members regarding a full liquor license. Cart path repairs will be performed on #3 to correct drainage.

- **Country Club Committee Report – did not meet.**

- **Maintenance and Roads Committee – did not meet.**

- **Strategic Planning Committee:**

Ron Auvenshine reported the email clean up and update continues, next community survey is scheduled for first of 2027, and the committee will work on a new Strategic Plan to be presented to the Board by April 2027.

- **Neighborhood Watch Committee – did not meet.**

- **Communications Committee:**

Trustee Deta Rogillio reported the following areas were discussed and determinations made:

- The possibility of providing information in a written format as an alternative for residents who do not use WSC – agreed they did not want to increase the use of printed materials.
- The possibility of placing a laptop in the lobby to allow residents to access the Westwood Shores website at any time – was determined to be impractical as it would require someone to be available to assist residents with navigation. As an alternative, a calendar of upcoming events be created for display on the TV in the 19th Hole along with a rotating screenshot of “At a Glance”.
- The current notification schedule was reviewed – agreed that the current schedule would remain the same.
- Discussed using a visual event calendar to “At a Glance” that would display multiple events on a single screen – idea will be worked on to develop a format.
- Discussion was held to consider placing printed announcements at the mailbox islands – agreed to try posting “At a Glance” in these areas to help keep residents informed of upcoming events and activities.
- Reviewed the effectiveness of the large television as a communication tool – agreed that it has been successful.
- Discussed ways to increase awareness of products and merchandise available in the Pro Shop – Community Mgr. will speak to the supervisor concerning promoting these items through WSC daily or weekly specials in the 19th Hole – agreed that greater emphasis would be placed on promoting WSGA events and activities to increase awareness and participation.

- **Civic Association Report:**

Karen Matuszewski reported the following highlights were reported:

- The Chili Cook Off, Bakery donation and silent auction raised \$848.62.
- October 24th will be the Scarecrow Scavenger Hunt. Check in begins at 4:00pm. Must use a golf cart and admission is \$5.00 and a scratch off ticket or cash. RSVP to Debra Black or Kathy Ballenger or just show up.
- A Nominating Committee has been formed for the 2027 Board. Elections will be held at the November dinner. If interested in filing for an open position, contact Karen at 281-546-2831.
- October 31st is Trick or Treat on the patio. It begins at 4:00pm. Decorate your cart and/or yourself. Costume parade will be at 5:00.
- November 19th is Thanksgiving Civic Dinner. Cost and RSVP information will be announced.
- December 10, 11 and 12th will be the Theater Group’s Christmas Show. Tickets will go on sale November 1st.

Items for Ratification: (motions made via email)

1. Motion made to approve planter boxes to block a resident's driveway so that any unauthorized entry would be discouraged. *Approved*
2. Motion to accept an offer of \$2,000 on POA Lot 10-1-15. Would net the POA \$100, \$400 transfer fee and the POA fee of \$229 along with now having the 2027 Assessment fee paid. *Approved*

Items for Consideration:

1. Consideration using existing POA 2026 cash on hand to fund the removal of the old POA office. Work will be performed by Diversified Pier and Bell after Thanksgiving. *Approved*
2. Consideration using existing POA 2026 cash on hand to fund initial work in the old fitness room to include painting, drop ceiling and lighting. *Approved*
3. Consideration approving the 2026-27 POA Budget of \$5,609,395. *Approved*
4. Consideration - The Greens and Recreation Committee wants to ensure that the golf course and clubhouse remains welcoming and enjoyable facilities for all members, staff and guest to enjoy, Motion is made to ask our POA staff to review the reported concerns with Josh Dixon, determine the appropriate individuals involved, and address the matter in accordance with existing POA rules, policies, and established procedures. *Approved*

The following questions and or comments were in the POA meeting:

1. A resident inquired about the statements made at the MUD Forum concerning roads and who will be responsible. *In the near future the property owners will have to decide if they want roads re-done and if so how to pay for them. The POA has looked at several options and intends to seek the community's input. More rooftops would help in this challenge.*
2. Several residents expressed the need for more signage in the community i.e.: more stop signs, signs stating WS is a walking community, and pedestrians have right of way, no smoking or vaping in/on common POA property. *POA will ask for maintenance to review the areas for stop signs and consider additional signage.*
3. A resident thanked the Board for trying to work with MUD. He requested a town hall meeting to discuss roads. *POA has plans to do this.* Also discussed the abundance of the utility companies that are putting in above ground green towers in the yards. *POA will contact the contractor to see if anything can be done.*
4. A resident offered information on HR4374 Broadband Rural America bill. *POA will review the bill.*
5. A resident asked if POA had looked into the liquor license requirements and the status. *Yes, the POA would have to make the 19th Hole a totally separate business and become a "private club". Trinity county is not declared a "wet county" but a "damp county." The POA would need the county clerk to declare WS a wet district then a liquor license could be issued. POA continues to inquire about options.*
6. Question was asked about Spring Lake and the pipes that drain the lake and is concerned how much the lake drops after rain. *Maintenance will take a look at this and determine what can be done.*

7. Concern was raised about Hole #1 along the cart path having such a drop off and he would like to see it taken care of. *Staff will address this.*
8. A resident expressed the depth of the sprinkler heads on the golf course and stated they are not at correct heights. *The golf course irrigation system is going to be overhauled in 2027.*
9. A resident shared concern about smashed culverts and drainage ditches needing cleaning. *Maintenance will take a look and determine the action.*
10. A question was asked if the POA Board has received the 2024 Audit. *Yes, it has been received and is going through a final review by the Board. Soon the Board will engage for the 2025 Audit.*
11. A resident asked if the Director of Golf could possibly attend the POA meetings in order to answer more questions. *Board and staff will discuss this.*
12. A resident requested the Board to set priorities as to what expenditures should be made. *Board tries to do this based on needs, property owner input, and finances.*
13. A resident shared concern for the drainage area next to his house. Since the area has been cleared, a large hole remains and may jeopardize the road. *Maintenance has already been in the process of obtaining a bid for this work.*
14. Rick Renfro, Board Trustee, voiced an apology to President Cheryl Savage.

Next Board meeting will be November 23, 2026