

WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION, INC.
2026 ANNUAL MEETING

Date of Annual Meeting: Friday, April 24, 2026
Time of Annual Meeting: 7:00 PM
Location of Annual Meeting: Westwood Shores Country Club
100 Westwood Drive
Trinity, TX 75862

Quorum Requirements:

5% of the Members Eligible to Vote. If a quorum is not established, the meeting will be adjourned and immediately reconvened. At the reconvened meeting, those members in attendance, either in person or by proxy, shall constitute a quorum.

Meeting Agenda

1. Welcome and Call to Order

- a. Introduction of Trustees
- b. Introduction of Staff

2. Election of Board of Trustees and Architectural Control Committee (ACC) Members

a. Board of Trustees – Uncontested Election

As stated in the Sixth Consolidated, Restated and Amended Westwood Shores Property Owners Association, Inc. Bylaws: "At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."

The Nominees listed below were ratified as members of the BOT at the March 23, 2026, Board Meeting:

- Dahl Hansen – 3-year term expiring in 2029**
- Rick Renfro – 3-year term expiring in 2029.**

b. ACC ELECTION VOTING – Uncontested Election

As stated in the Sixth Consolidated, Restated and Amended Westwood Shores Property Owners Association, Inc. Bylaws: "At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."

The Nominees listed below were ratified as members of the ACC at the March 23, 2026, Board Meeting:

- Carol Beck – 3-year term expiring in 2029**
- Hill M. Love – 3-year term expiring in 2029.**

3. Consideration of Minutes from the 2025 Annual Meeting

4. Westwood Shores POA Board of Trustees Report

5. Financial Report

6. Architectural Control Committee Report

7. Westwood Shores Real Estate Report

8. Civic Association Report

9. Question and Answer Session – Please fill out a Card with Any Questions or Comments

10. Adjournment

2025/2026 Board of Trustees

Jo Matthew – President

Deta Rogillio – Vice President

Ron Auvenshine – Secretary/Treasurer

Susan Keel – Trustee

Rick Renfro – Trustee

Cheryl Savage – Trustee

G.M. Cox – Trustee

Staff

Bradley Burkeen – Community Manager

Christopher Hinshaw – Internal Financial Accounts

Lawana Hayes – Hadnot – Collection/HR

Christina Rowe – Deed Restrictions and ACC Coordinator

Alyssa Wilson – Accounts Receivable

Chris Williams – Maintenance Supervisor

Dexter Pitts – Access Control Supervisor

Josh Dixon – Director of Golf

Trista McDonald – 19th Hole Supervisor

2026 Board and ACC Uncontested Election Results

As stated in the Sixth Consolidated, Restated and Amended Westwood Shores Property Owners' Association, Inc. Bylaws: *"At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."*

The Nominees listed below were ratified as members of the Westwood Shores Board of Trustees at the March 23, 2026, Board Meeting:

Dahl Hansen – 3-year term expiring in 2029

Rick Renfro – 3-year term expiring in 2029

The Nominees listed below were ratified as members of the ACC at the March 23, 2026, Board Meeting:

Carol Beck – 3-year term expiring in 2029

Hill M. Love – 3-year term expiring in 2029

Westwood Shores Property Owners Association, Inc.

MINUTES OF THE MEETING OF THE MEMBERS OF WESTWOOD SHORES PROPERTY OWNER'S ASSOCIATION, INC. HELD AT 7:00 P.M. ON APRIL 25, 2025, AT THE WESTWOOD SHORES POA COUNTRY CLUB TRINITY, TEXAS.

Trustees Present:

Jo Matthew, President

Deta Rogillio, Vice President

Ron Auvenshine, Secretary/Treasurer

Rick Renfro, Trustee

Cheryl Savage, Trustee

Rick Walterscheid, Trustee

Susan Keel, Trustee

In Attendance

Owners representing 65 eligible lots were represented in person. Bradley Burkeen, Lawana Hayes-Hadnot, Christopher Hinshaw, Christina Rowe, Jessica Hardy, and Alyssa Wilson represented the Onsite Management Staff.

Chris Williams, Maintenance Supervisor, represented Maintenance staff, Trista McDonald represented the 19th Hole Staff, Dexter Pitts represented the Access Control Staff, Josh Dixon represented the Pro Shop Staff and Golf Course Maintenance Staff.

Welcome and Call to Order: President Jo Matthew welcomed attendees to the Annual Meeting. Due notice of the meeting having been certified as given and a quorum present, the meeting was called to order at 7:00 p.m. The Pledge of Allegiance was recited, and a prayer was voiced. The Board proceeded with their reports. The President, Jo Matthew presided. The following information forms were available for owner review: Annual Meeting Packet, updates from Real Estate update by Westwood Shores Real Estate, & sign-up sheet for individuals interested in serving on a POA Committee.

Introduction of Trustees – President Matthew introduced the Board of Trustees and thanked all for their hours of service to the community.

Introduction of Management Staff – President Matthew introduced the staff members present and thanked all for the hard work they have been doing.

Uncontested Election of Two Board of Trustee Members:

President Jo Matthew introduced the two candidates that ran for the two available positions on the Board of Trustees: As stated in the Sixth Consolidated, Restated, and Amended Westwood Shores Property Owners' Association, Inc. Bylaws: *At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."*

Deta Rogillio

Susan Keel

Uncontested Election of One ACC Member:

President Jo Matthew introduced the candidate that ran for the one available position on the ACC: As stated in the Sixth Consolidated, Restated, and Amended Westwood Shores Property Owners' Association, Inc. Bylaws: *"At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."*

Denise Watson

Consideration of Minutes: the minutes of the previous meeting (April 26, 2024) were unanimously approved as presented.

Westwood Shores POA Board of Trustees Report April 25, 2025

A recap of April 2024- April 2025

Our Mission: *“The Westwood Shores Property Owners’ Association Board of Trustees serves all property owners by protecting and enhancing property values, managing business affairs prudently, promoting community and encouraging a safe environment.”*

The WS POA Board is Mission driven to serve all property owners by:

- *Protecting and enhancing property values:*
 - o Hired a consultant to assess Westwood Lake spillover flooding and suggest ways to remedy the issue
 - o Continued to replace large culverts and install headwalls on some
 - o Hired Deed Violation Coordinator to consistently enforce the RRC’s
 - o Removed 3 structures in Coach Village that were approved for abatement
 - o Worked with property owner volunteers as needed on Board Committees to improve services and amenities
 - o Pool renovation was approved and is being built
 - o New pool bathhouse is scheduled to be built
 - o New fitness center is scheduled to be built
 - o Purchased 2 new trash trucks in order to reduce our refuse expense
 - o Provided a revised schedule for vegetation, heavy haul, and cardboard drop off at the maintenance yard
 - o Rebuilt the bunkers on the golf course
 - o Upgraded to new golf carts
 - o Added new golf cart lease program
 - o Renovation of the driving range with additional seating area with fire pits
 - o Purchased beverage cart for the golf course
 - o Purchased a golf ball picker for the driving range
 - o Replaced fence on the east end of the Country Club
 - o Installed lights for the Pickleball courts
 - o Purchased additional mailboxes
 - o Updated POA Policy
 - o Updated ACC Policy
- *Managing Business Affairs*
 - o Completed transition of all financials to the AppFolio system
 - o Hired Financial Manager
 - o Reviewed monthly Financial Reports at the Budget workshop
 - o Paid the 11th year of the 15-year Promissory Note holders' liens and the 2nd year of the refinanced 5 year balloon note with First National Bank Loan for the Country Club
 - o Pursued legal action against delinquent properties
 - o Implemented quarterly budget review with department supervisors
 - o 2024 Audit is in progress
- *Promoting Community and encouraging a safe environment*
 - o Inaugurated the Solo Sentry Program to help property owners access pool and fitness center

- o Continued the deer harvesting program
- o Added a youth hunting program
- o Continued the alligator harvesting program
- o Increased maintenance on interior lakes
- o Completed cutting back limbs on roadways throughout the entire 26 miles of the subdivision to allow for emergency vehicles, school buses and other tall vehicles to use the roadway
- o Neighborhood Watch continued to build data base for emergency needs in helping neighbors
- o Major clean-up at the maintenance yard and signage put up to help direct drop-offs
- o Continued our “New Property Owners” Meeting
- o Held a 4th of July Fireworks display
- o Provided Board Highlights after Monthly POA meetings
- o Following the Strategic Planning Committee’s recommendation, a Communication Committee was established
- o Continued the use of poaboard@westwoodshorespoa.com address, where property owners can send questions to be answered by the POA Board

Management Report

Financial Review

Other Brief reports were provided by the following:

Access Control Committee

Country Club Committee

Greens Committee and Golf Course

Streets and Roads Committee

Maintenance Committee

Neighborhood Watch Committee

Strategic Planning Committee

Westwood Shores Real Estate Report

Westwood Shores Civic Association

Committee Opportunities

The Westwood Shores Property Owner’s Association (POA) Board of Trustees (BOT) supports a committee driven approach to decision making for this community. Property owner participation in the decision process is imperative to provide the BOT a representative view of community wants and needs. The Westwood Shoes POA is offering the opportunity for you to be considered to serve on one of our Standing committees. The purpose of these committees is to assist the Board by gathering information and making recommendations to the Board. Our committees serve to broaden the communities input in decision making.

All committee members must be Westwood Shores property owners and follow our Bylaws’ requirement of being in “Good Standing”. In general, this means a member who is not delinquent in the payment of any assessments and/or fines.

For 2025-2026, the following guidelines will be in place for our committees:

- All Committee members will be selected for 2025-26 by the current committee members.
- Committee members will select a Chairperson and a recording secretary. Each Board member will serve as a liaison to a committee and will not have voting rights.
- The Community Manager may attend any meeting.
- Members will serve a maximum of 5 years on one committee unless there are no new candidates.
- There will be a minimum of 5 and a maximum of 9 on a committee

- For interested property owners, they may sign up or email the POA staff beginning at the Annual Meeting through the following Friday following the meeting.

The following are the committees and their purpose.

Country Club Committee – reviews Country Club operations, including the building facility and the 19th Hole and makes recommendations to the Board.

Roads Committee – reviews streets, roads and drainage problems and makes recommendations to the Board for repairs and improvements.

Golf/Greens Committee – provides focus and input on the golf course and greens. Reviews Golf Course operations, pro shop operations, pool operations, fitness center, pickleball/tennis courts, and makes recommendations to the Board.

Maintenance Committee – ensures the safety and cleanliness of our common areas and facilities, to help identify areas for preventive maintenance and corrective needs, and to make recommendations to the Board for new capital investments and upgrades.

Neighborhood Watch Committee - to help connect neighbors to become active in emergency preparedness; to encourage neighbors to watch out for each other's personal safety; to maintain a Neighborhood Watch Night Out Program and to improve communication of importance.

Strategic Planning Committee - to help define the community's vision for the future and to set goals and objectives along with developing a plan as to how to achieve them.

Communications Committee – to help provide timely clear and factual information to the Westwood Shores community about events and concerns in the community through the website WWSCconnect.com. This Committee is different from other Committees in that these members shall be selected for their technical/website-building/maintenance expertise. If you have these skills, please submit your experience area in the requested communication.

Questions and Answer Session

There were a couple of questions for the POA Board submitted on the cards, and those questions were answered during the meeting.

President Matthew stated that there were a lot of great things happening in Westwood Shores and thanked everyone for attending.

Uncontested Election Results POA

Deta Rogillio, and Susan Keel were elected to a 3-year term ending in April 2028.

Uncontested Results ACC

Denise Watson was elected to a 3-year term ending in April 2028.

Adjournment

There being no further business the meeting adjourned at 8:47 PM.

Respectfully submitted,

Recording Secretary

APPROVED:

Chairperson

Date



Westwood Shores POA Board of Trustees Report April 24, 2026

A Recap of April 2025 - April 2026

Our Mission: *“To support property owners by providing a safe community with diverse recreational opportunities, and a welcoming atmosphere where neighbors help neighbors.”*

The WS POA Board is mission-driven to serve all property owners by:

- *Protecting and enhancing property values:*

- Pool renovation completed
- Purchased sails for shade and added new pool furniture
- New Fitness Center with restrooms
- Added Sentry Solo program to provide 24/7 access to Fitness Center
- Bought 3 new pieces of professional-grade workout equipment for the Fitness Center – 2 new treadmills and a stair stepper
- POA Offices moving to Clubhouse
- New golf course signage
- Enlarged golf cart barn
- Resodded Driving Range and new range markers
- Updated kitchen surfaces and equipment at the 19th Hole
- New security cameras installed
- Continued excellent relationship with Marina Village Resort
- Together with a significant donation from Beautification Buddies, built a new Westwood Shores entrance sign
- Conducted Town Hall Meeting for community input in future planning for Clubhouse, POA Office area, green spaces, and inland lakes
- Worked with property owner volunteers as needed on Board committees to improve services and amenities
- Continued to replace large culverts and improve ditches
- Purchased a new tractor and trailer for maintenance
- Leased 2 new mowers and a skid steer for maintenance
- Pending lease agreement for 2 new utility vehicles for maintenance
- POA BOT riding with Deed Violation Coordinator to view the community
- Replaced roof on Maintenance Barn
- Ad-Hoc Clubhouse Committee raised almost \$41,000 and, so far, has purchased new chairs for the 19th Hole with more things to come
- Susan Keel sold outdated and no longer used POA equipment and items to raise \$750 to be used for new office equipment
- Approved \$180,000 bid from Waters Construction for road work
- Updated POA Policy
- Updated ACC Policy
- Corrected By-Laws

- *Managing business affairs:*

- Paid off the bank loan with First National Bank for the Country Club

- 15-year Promissory Note holders' notes scheduled to be paid off in January 2028
- Reviewed monthly Financial Reports at Budget workshops
- Delinquent Account Coordinator recouped \$879,000 in delinquent assessments
- Began referring delinquent accounts to Small Claims Court
- Continued to pursue legal action against other delinquent accounts through Association attorneys
- 2025 Audit is in progress
- *Promoting community and encouraging a safe environment:*
 - Inaugurated *Connections* community information website and app
 - Reworked emergency protocols
 - Purchased Perry Weather system for golf course and surrounding community areas
 - Held 4th of July Fireworks display
 - Continued deer harvesting program and youth hunting program
 - Continued the alligator harvesting program
 - Provided donation for youth fishing program
 - Continued our "New Property Owners" Meetings
 - Provided Board Highlights after Monthly POA Meetings
 - Strategic Planning Committee rolling out two new Committees: Marketing and Financial
 - Continued the use of poaboard@westwoodshorespoa.com address for property owner questions
 - Underwrote two Trinity County Sheriff's Breakfasts to go toward vocational scholarships for area youth

Financial Review for the Year Ending 2025

The 2025 Year-End financial position of the Westwood Shores Property Owner's Association was very strong. The POA ended the year with \$2,347,743.98 in liquid assets. Our 2026 assessment receipts received in 2025 were \$927,992 as 337 owners pre-paid their 2026 assessments during November and December.

In the effort to continue to grow this community and see improvement of the amenities and services, it is important to communicate that payment of assessments is what gives the Board of Trustees the ability to complete the work the community wants to see accomplished.

All members should prioritize assessment payment and encourage fellow neighbors to do the same.

The financial year of 2025 has shown that the supervisory team and the employees of the POA continue to perform at a high level and should be congratulated for their efforts.

The 19th Hole Bar and Grill did better than its budget, including payroll by \$86,927: outpacing its income budget by \$26,086 and coming under its expense budget by \$60,840 for the year 2025.

The Pro Shop did better than its budget, including payroll by \$183,389: outpacing its income budget by \$145,620 and coming under its expense budget by \$37,769 for the year 2025.

These two income centers contributed \$171,707 above their 2025 budget. A super job by Trista and Josh.

Access Control is important to the success and safety of Westwood Shores. Regularly, it is cited as the main reason residents want to move here. It is a challenging work environment with staffing requirements of 24 hours a day, 7 days a week, and 365 days a year. In 2025, Dexter and his team performed their assigned duties and came under the planned budget, including payroll by \$9,108. A fantastic job by the Access Control staff and Dexter.

The Administrative Office outperformed its budget by \$150,385, including payroll. Thanks to Brad and his team for this accomplishment.

The Golf Course outperformed its budget by \$35,169, including payroll. This is another area of responsibility for Josh Dixon, and a strong performance.

Maintenance outperformed its budget by \$102,945, including payroll. Thank you, Chris, for this strong 2025 performance.

The total income budget for 2025 was \$4,603,772, and the actual income for 2025 was \$4,944,212. We outpaced our income budget for the year by \$340,440.88.

The total operating expense budget planned for 2025 was \$4,588,255, and the actual expense for 2025 was \$4,490,353, coming in under budget in expenses by \$97,902 for the 2025 year.

The total Association net income for 2025 was \$438,343, better than the planned budget.

Our financial success is due in part to the monthly oversight that the Trustees give to the income and expenses of each department within the Association. Many hours are spent reviewing expenses and income accounts

line by line, and explanations are provided for outliers so that Trustees can make adjustments when necessary to stay on track with our goals.

This level of oversight, for several years, has led to significant investments in amenities for you, the residents, thereby increasing the overall value of the Westwood Shores Property Owner's Association.

For example, the old, outdated pool was excavated, and a new, modern, and practical pool was installed. The surroundings of the pool area were significantly improved and now provide the residents with a safe, relaxing, and modern environment to be enjoyed for many years to come.

This kind of investment is not only enjoyable for current residents but can lift our community to higher standards than those of other communities and attract potential property owners in the future.

Another example is the new, modern, and equipment-improved fitness center. The health and fitness of our community is of paramount importance. With the addition of this fitness center and modern equipment, the opportunity for residents to enjoy the pursuit of their health has been improved. And, again, with this investment, we elevate the standards and value of our community.

These two major investments have incurred no debt to the community and have been paid primarily with funds on hand and investment returns.

The Golf Course, Westwood Shores' most thriving and prosperous amenity, continues to shine as in 2025 investments were made to the bunkers and driving range, prolonging their life span, and maintaining the prestige that is the envy of other communities.

Looking forward, we will pay the remaining balance on the Promissory Notes in January 2028. Our remaining balance on these notes at the end of 2025 is \$577,600. Our commitment to the 27 property owners who stepped up to help fund the purchase of the recreational amenities and assessments is a priority with the current Board of Trustees. All owners, current and future, owe this group of property owners an enormous debt of gratitude. Without their willingness to trust the Board of Trustees to repay their unsecured loans, the Westwood Shores Property Owners Association would not have been able to acquire everything that we own today. Their vision and desire to do something very special cannot be forgotten.

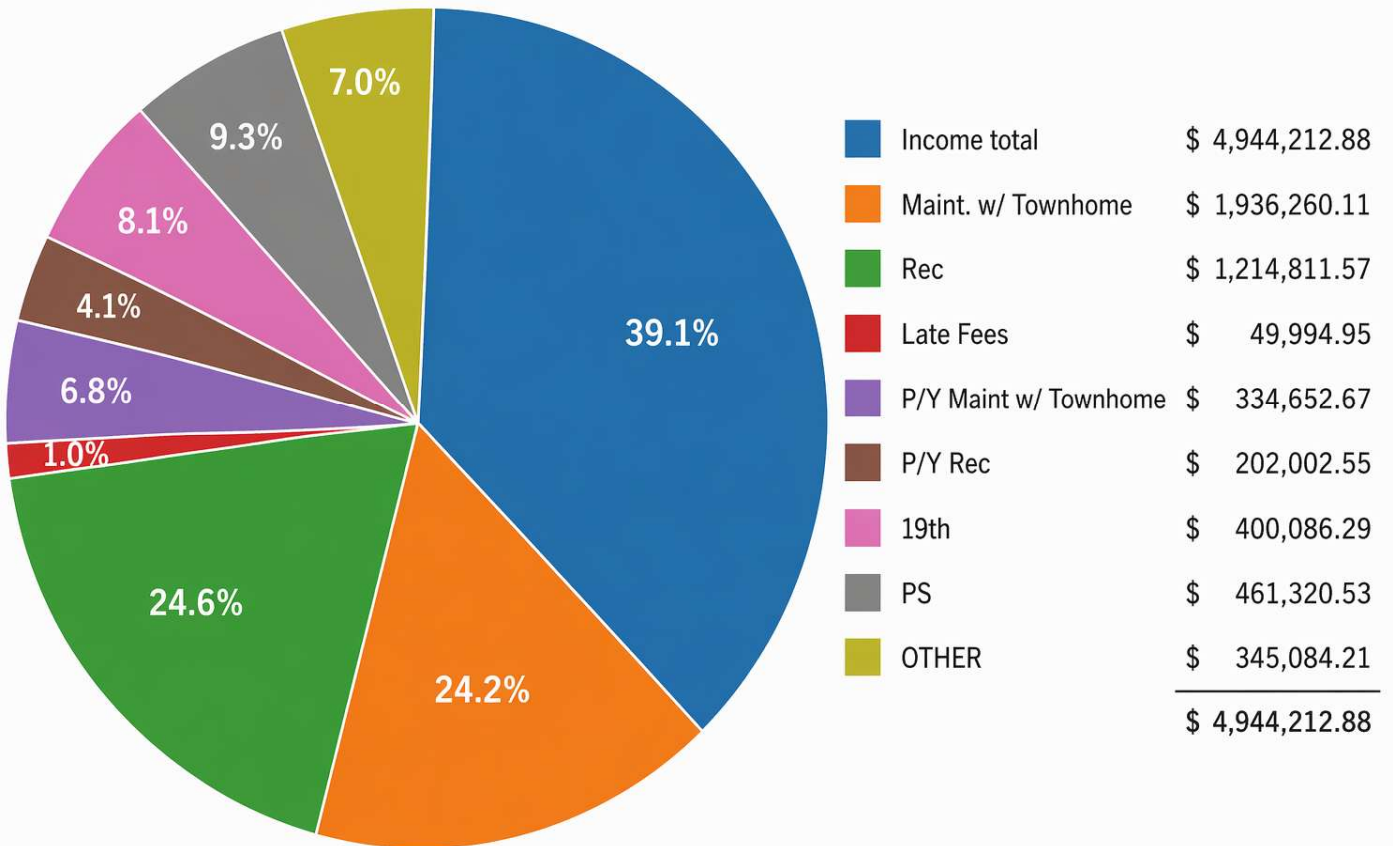
As of this review, the Association has no secured loan, having paid the First National Bank of Trinity the remaining loan amount of \$1,110,072 as of January 2026.

This progress reflects a true community effort. Residents staying current on assessments, the Board's disciplined budget oversight, and the staff's focus on meeting obligations and maximizing revenue have all played a part. Together, these actions have strengthened and improved the community's financial position.

The entire community, staff, and Board of Trustees are to be congratulated for this concerted effort.

2025 Actual Receipts

Income Total: \$4,944,212.88



2026 Budget notes and proposed annual rate

The BOT has completed the challenging work of developing the 2026 budget. Your BOT has collectively spent more than 150 man-hours in meetings reviewing all departments' income and expense lines that encompass our \$4,969,155 annual budget. Our managerial staff at all levels have worked alongside the BOT and spent an incredible amount of time and effort making this challenging process successful. Thank you, Brad, Christopher, Lawana, Chris, Dexter, Trista, and Josh, for your hard work and your diligence throughout this process. AppFolio, our new accounting system, has made this process easier and allowed the individual managers to be directly involved with their budget for the upcoming year.

We are pleased to tell you that the 2026 proposed assessment budget, if approved today, will result in an approximate increase of 2.7% over the 2025 assessment for a \$6 per month increase or \$72 annually over last year per lot. The increase is exclusively in the maintenance assessment.

We have budgeted road and drainage money for equipment, supplies, payroll, consultants, and outside contractors in the amount of \$407,291. A portion of this allocated road work was approved last month to be started in 2025, if possible, and paid with funds from the 2026 assessments. The amount allocated to the drainage and road work represents a more inclusive total of the true amount the POA spends on this work than in previous years.

The new annual assessment total is \$2,748 for an individual lot and \$3,333 for an individual lot in the Town Home section. The breakdown for recreation is \$1,068 (the same as 2025), and the balance is dedicated to maintenance. The Town Home assessment has not been raised above the regular lot increase since 2015.

While the amount of cash on hand looks substantial, it could be depleted in a very short time if a catastrophe occurs. The current liquid assets amount (reserve) is less than 4 months of our annual budgeted expenses. This budget cycle has also seen a shift in our performance objectives regarding our income lines. We have planned increases in prior year assessment collections commensurate with the 2025 performance in these categories. We have decreased our projected current year assessment collection through a reduction in planned payees based on the 2025 actual payees.

We have regularly outperformed our budget from month to month in 2025, and this has provided cash to complete some significant projects and build our cash on hand. The 2026 budgeting emphasis was placed on the income-producing lines, therefore allowing the BOT to plan to do considerably more without a substantial assessment increase.

**WS POA BUDGET 2026
2026 BUDGET WORKSHOP
10/16/2025**

2026 Annual Assessments/Lot – Maintenance: \$1,680; Recreation: \$1068

Total Annual Assessment: \$2,748 (+\$72/year or +\$6/month). Townhome Maintenance: \$585

Non-Annual Payment fee: \$120/year. Paying the fees annually saves \$120 Non Annual Payment Fee.

Maintenance Assesment

OPERATING INCOME	<u>\$2,519,875.00</u>	
OPERATING EXPENSES		
ACCESS CONTROL	\$295,129.79	
AUDIT, INSURANCE & TAXES	\$272,947.58	
ADMINISTRATION	\$700,948.86	
ADMINISTRATION-LEGAL	\$92,000.00	
MAINTENANCE	\$879,586.15	
2026 POA ROAD FUND	\$235,000.00	
POA Capital Requests	<u>\$124,000.00</u>	
TOTAL MAINTENANCE OPERATING EXPENSE	<u>\$2,599,612.38</u>	(\$79,737.38)

Recreation Assesment

OPERATING INCOME	<u>\$2,449,280.00</u>	
OPERATING EXPENSES		
C/C PURCHASING FINANCING	\$109,866.39	
PRO SHOP/CLUBHOUSE/Pool	\$515,655.84	
GOLF COURSE	\$772,407.95	
19th Hole Bar & Grill	\$704,287.54	
CC Path Reserve	\$37,500.00	
G/C CAPITAL REQUESTS	\$200,000.00	
TOTAL COUNTRY CLUB OPERATING EXPENSE	<u>\$2,339,717.72</u>	\$109,562.28

ASSOCIATION OPERATING SURPLUS/(DEFICIT) \$29,824.90 \$29,824.90

TOTAL OPERATING INCOME	\$4,969,155.00
TOTAL OPERATING EXPENSES	<u>\$4,939,330.10</u>

Access Control Annual Report

24 April 2026

Access Control is charged with ensuring that vehicles entering Westwood Shores are entitled to entry and/or have permission to enter the community. Access Control also manages the eTag system for the community both by maintaining the approved list of eTag entrants and the actual gate itself. Additionally, the staff is charged with placement/replacement of community vehicle decals.

Guests, vendors, and non-eTag property owners must access the community through the left-hand entry lane. Each vehicle is then manually approved or denied entry by Access Control personnel. From April 1st, 2025, through March 31st, 2026, a total of 91,497 vehicles were vetted and allowed entry by Access Control: 55,602 POA, 24,669 Contractor, 2,654 Marina Village, and 8,568 Country Club entrants. During that same time period, Access Control answered 5,101 telephone calls. On average, Access Control has vetted and admitted over 7,625 vehicles each month. From April 2025 through March 2026, the number of vehicles vetted by Access Control increased by 3,480 from the previous year and telephone calls decreased by 1,382. A significant increase in vehicles vetted and a significant decrease in the amount of telephone calls.

In an effort to speed entry into the community, the WS POA uses an entry program named Gate Sentry which allows property owners to control who enters the community themselves. Happily, community usage of Gate Sentry has increased 5% putting usage now at 73%. Some of this increase is attributable to the addition of Sentry Solo to the Gate Sentry app for controlled access to our new Fitness Center.

Access Control changes/replaces community decals on an "as needed" basis on applicable vehicles throughout the year. However, annually in the month of February, Access Control is charged with changing Westwood Shores community decals on **all** approved vehicles. Every year, Access Control Supervisor Dexter Pitts has improved procedures for decal change and it continually becomes faster and simpler. This year Mr. Pitts was able to reduce the time needed to accomplish this task to only two full days. The change resulted in a savings in employee overtime pay, time away from the employee's actual job, and the decal change was still very efficient.

Again, this year, POA Administrative staff reviewed eTag users quarterly to ensure that the users were current in their assessments with no fines. eTags are considered an amenity for the community and may be denied when a property owner is more than a month behind in assessments or owes the community money in fines. For those property owners that are behind, POA Administrative staff sends a list to Access Control who then turns off the use of the property owner's eTags through the right-hand lane. Many of the property owners then quickly bring their accounts up to date.

Currently, Access Control employees one full time Access Control Supervisor, Dexter Pitts, and eight part time employees. Access Control is currently at full staff.

Additionally, Mr. Pitts has worked to decrease budget shortfalls and has kept his department within their budget without decreasing any services.

The Access Control staff is committed to maintaining the highest standards in the entry of vehicles into our community and shall continue to serve this community with a smile and a helping hand.

Submitted by
Deta Rogillio
Access Control Liaison
WS POA Trustee

Country Club Yearly Minutes for 2025-2026

The 2025-2026 Committee originally consisted of 10 members, with one resigning. Members were Char McWilliams, Peggy Caldwell, Terry Heinrich, Terry Wheeler, Stayc Watson, Sherrie Nielson, Harold Gates, Karen Matuszewski, and Carol Beck.

- May 6: The 2024-2025 Country Club Committee met and agreed to add all four volunteers to the new 2025 committee. We lost two from the 2024-25 committee. This will make the committee consist of 10 members. A call to POA President Rogillio was made to confirm that the number of members was acceptable and that the POA liaison attended all meetings.
- May 9: The first 2025 meeting with all new members was in attendance. The committee was run by the POA Liaison, Susan Keel, for the newly formed committee to choose the Chairperson and Secretary. Char McWilliams was chosen as chairperson, and Peggy Caldwell as secretary. All members sign confidentiality forms. Future meetings were set on the calendar.
- June 18: Recommendations were made to stamp the hang tags given at access with the 19th Hole hours as a form of advertising. Permission was granted but the idea was never followed through. Recommendations to extend 19th Hole summer hours on a trial basis until October, 9:00 pm, Friday and Saturday, and 8:00 on Sunday. The revenue didn't not prove these hours to be successful.
- August 20: Topics of discussion were the upcoming new menu, the committee requested review and proof, and Harold Gates volunteered his services if needed. Discussion about where the new trial hours were advertised. Appreciation was expressed to the waiter and waitresses for serving the lower end of the dining room during events.
- October 12: Recommendation made for a user-friendly margarita machine to be researched. The old machine has been removed and sold.
- January 15: Recommended and approved to automatically change 19th Hole Hours from summer to winter hours with Daylight saving time. The new menu and prices came out in January. New hours were recommended but will be studied more closely during the yearly budget workshop.

In May, an Ad Hoc Committee was formed to make suggestions for a "color palette" for upcoming improvements. With permission from the POA Board, we had several "fun raisers" that included two bake sales, four poker runs, Singo, Trivia, and a very successful golf tournament, silent auction, two 50/50 raffles, and the Christmas Tour of Homes. These events grossed us \$40,784. We bought the new 19th Hole chairs for \$2,118. Netting us \$38,666 in safekeeping until decisions are made on upgrades.

2025–2026 Greens Committee Annual Report **“An Ongoing Year of Continued Progress”**

This past year has been one of continued growth and improvement for our community. Prioritized projects have enhanced our amenities for both property owners and guests. The Greens Committee presented numerous recommendations to the Board this year to improve course operations, member and guest enjoyment, and course maintenance. The following recommendations were approved by the Board.

Recommendations and Implemented Actions

- New “Members” and “Business” course signage was purchased and installed throughout the course.
- A new Members’ Family Cart Rate was established.
- 50% of the Trail Plan has been budgeted for cart path repairs.
- Junior golf rates (ages 12–17) were reduced.

Golf Course Improvements (Completed/In Progress)

- New sod was installed on Hole 10 around the tree near the green.
- Cart path repairs will begin April 27, with initial work on sections of Holes 3 and 5.
- Fairway drainage repairs on Hole 3 are underway to prevent water flow across the fairway; damaged areas are being resodded.
- A tree shading the gold tee box on Hole 18 was removed, and the tee box was resodded.
- The driving range sprinkler system is being revived; approximately 18 previously buried sprinkler heads have been uncovered and resodded.
- New water cooler stands have been placed throughout the course.
- The Perry Weather system has been installed.

Pro Shop Improvements & Financials

- New merchandising fixtures were added, including two clothing displays and new putter and wedge displays provided by representatives.
- Gross sales increased 52% from January 1–April 13, 2026, compared to the same period in 2025: \$128,060.38 → \$194,849.93.

Golf Course Activity / Rounds

- Annual rounds:
 - 2023: 7,500
 - 2024: 15,000
 - 2025: 23,000
- The goal for 2026 is 30,000 rounds.
- Rounds from January 1–April 13 increased 40% year over year (2025 → 2026): 4,790 → 6,698.

Recreation Beyond the Golf Course

The Greens Committee will continue to focus on golf course improvements while also planning enhancements to the tennis and pickleball courts, pool amenities, and the fitness center. The committee remains committed to ensuring Westwood Shores is a community where residents enjoy a high quality of life and access to outstanding amenities.

As the Board Liaison to the Greens Committee, I would like to personally thank the property owners who serve on this committee, especially Carrie Barker for her leadership as Chairperson. Special thanks as well to our Director of Golf, Josh Dixon, for his vision, along with his staff and volunteers for supporting these initiatives and improvements.

Respectfully submitted,

Jo Matthew

Greens Committee Board Liaison

The Neighborhood Watch Committee
2026 Annual Meeting Committee Liaison Report

INTRODUCTION, PURPOSE & ORIGINATION

Good evening, and thank y'all so much for coming to our Annual Meeting tonight! I am Cheryl Savage, the Board Liaison to the WS POA Neighborhood Watch Committee. Neighborhood Watch began in Westwood Shores in 2008, when it was formed by our beloved former long-term POA Board Trustee and President, Carlyn Bluis. The community was divided into 14 zones, and a volunteer block captain was assigned to each. Each captain was to gather the address, phone number, and email of each resident. Our purpose is to help us watch out for each other, in the sense of neighbors looking out for neighbors. If someone sees water gushing out of a home, or if someone is in apparent need of medical assistance, we just want to be able to try to help by notifying either the property owner(s) of record and/or their next of kin, or other designated Emergency Contact.

HISTORY

OVERVIEW

My Board Trustee colleague, Susan Keel, became a captain in approximately 2014. Early on, as Susan gathered her area's Neighborhood Watch information, she provided everyone's name, address, and phone number to all residents in her Zone. When I started on the Committee in mid-2024, Susan told all of us Committee members that NW is a terrific way to meet everyone in our individual block areas, or Zones. And for homeowners to get their neighbors' contact numbers. It still is! Our committee constitutes the WS "Hands and Feet" responsible for ensuring that, to the best of our capability, our records of residents and their designated emergency contacts are kept up to date.

Neighborhood Watch has always been responsible as the primary Hosting Committee for our annual Neighbors Night Out – where we work with others in the Community to orchestrate food and games, voter registrations, community emergency responder participation, and one year even had a helicopter rescue service offering discounted signup for their services! In the past, our committee has additionally hosted food drives for local charities, a golf cart scavenger hunt, 2 cornhole events, and teamed with the 19th Hole to have "A Getting to Know You Dinner."

Per my colleague, Susan, in 2024, Neighborhood Watch also worked with the Civic Association to produce a physical, hardcopy, Neighborhood Directory—complete with photos of all residents who came to have their pictures made. Various WS clubs and organizations in our community take responsibility for our Community Directory as well as other neighborhood events, in different years. In this most recent (2025-2026) year, the Beautification Buddies community club sponsored the Directory, and it is updated every two or three years, with the next update expected in 2028. All of our neighborhood socializing is so helpful to the cohesive nature of Westwood Shores, and in particular, The Community Directory is just a terrific way for newer neighbors to get to know who people are when they first move here, or even when older neighbors start to get newly involved.

4/2024-3/2025

Our primary accomplishment in the April 2024 - March 2025 committee year was the successful migration from paper forms and an Excel list of community homeowners into a true database, which resides in our WS Communications Portal, WWS Connect. Moving the records to our online Community Portal, WWSConnect.com, has enabled us to allow property owners to access their own system records -- so they can change their emails or emergency contact information themselves, though their Zone captain or any Neighborhood Watch Committee Member will be happy to do that for any resident! We have around 870 homes in the subdivision, with almost 839 having records in the database. However, only 390 records list an

emergency contact, and just 487 list at least one phone number for a resident. This is a bit of a gap, from a coverage perspective. So, our 14 Zone Captains' work remains and will remain constantly underway -- ownership changes do keep happening, after all! Don't be surprised if you hear from NW Committee Members or Captains, and please consider them -- Each and Every One -- your literal -- and FRIENDLY "Human Resource" with any Community questions! The ideal way for Zone captains to gather information is to go door to door. We also encourage all new property owners to pick up a form, complete it, and email or text a picture of it to us. And we have some here today for you!

4/2025-3/2026

Over the most recent, 4/2025-3/2026, Committee year, our committee's "Reimagining" Campaign focus has been on more closely integrating the work of the Neighborhood Watch Captains with the Committee itself.

FUTURE GOAL

Prospectively, now through March of 2027, we hope the Committee might officially include all 14 Zone Captains as Actual Committee Members, in addition to the five we've had this past year, and with the Calendar Year 2026 Board-awarded \$2,000 budget, to be able to help sponsor some Block Party type Zone "Meet More Neighbors" get-togethers for Westwood Shores residents. In addition to helping our committee complete more property owner and emergency contact info among our 839 homeowner records, we've REIMAGINED that such Zone Block Parties might well better enable the Neighborhood Watch Committee in helping us support our Community's Board of Trustees' Mission Statement:

"To support property owners by providing a safe community with diverse recreational opportunities, and a welcoming atmosphere where neighbors help neighbors."

CLOSING COMMENTS

In Westwood Shores, historically and continuing to this day, it's widely recognized that it does take a dedicated village of volunteers to have a thriving COMMUNITY, and we hope YOU already or soon will come to agree that our community is the very best at **BEING A Village** -- by how we Come Together to care for each other, and to have fun together! And I'd like to take this opportunity to ask everyone to **Save the DATE** for our upcoming 2026 Neighbors Night Out - it's going to be on October 17th this year, at 4 PM, and please consider signing up for our Committee!

Strategic Planning Committee – Summary of Notes for 2025-2026

- Communications committee
 - o A recommendation was developed by the SPC and presented to the POA board, which was approved.
 - o The committee was established, and committee members were added.
 - o The WWSCoconnect website was created, which includes a downloadable phone app, and was introduced to residents.
 - o The committee held periodic training sessions

- Marketing and Finance Committees
 - o Recommendations for Marketing and Finance committees, including the vision and structure, were created by SPC and presented to the POA for approval.
 - o After approval, the committees were introduced to the residents, with the opportunity to sign up to be potential members of a committee.
 - o The member selection (interviews) process has started.

- The POA has requested the SPC to create a survey based on the resident input at the Town Hall for Reimagining the Clubhouse meeting held on March 21, 2026
 - o SPC is working on the survey questions, and the survey is expected to go out to the residents in May.

- SPC will begin working on the next survey to go out to residents in the fall.
 - o Targeting September

- Community Email Verification initiative to ensure that the POA database is up to date.
 - o Defined goals
 - o Proposal presented to the board (and accepted)
 - o Process script developed
 - o Baseline email database extracted
 - o Baseline database analyzed by ZeroBounce
 - ♣ Problem emails flagged
 - o Full verification process started, initially focusing on the problem emails
 - o In the process of developing a mechanism to get corrections back to POA personnel.
 - o Upon completion, recommendations will be presented to the POA regarding keeping the database of emails up to date.

Communications Committee – Annual Summary Report

Over the past year, the Communications Committee has focused on establishing the foundational infrastructure necessary to support a comprehensive and effective community communications system. Key efforts included the development of the committee structure, implementation of a multi-channel communication network (Connections website, mobile application, and Digital Bulletin Board), and creation of a community data input system—all aligned with the POA-approved Communications Policy.

Throughout this process, the Committee remained guided by its mission: to plan and coordinate internal and external communications on behalf of the Westwood Shores POA and affiliated groups, and to deliver accurate, timely, and reliable information that informs, educates, and engages the community.

With the core network infrastructure in place, the Committee launched a targeted outreach campaign to drive awareness and adoption. This included:

- Hosting private demonstrations of the Communication Network for the POA Board of Trustees, department heads, committee chairs, and key community leaders.
- Conducting seven consecutive Sunday sessions to introduce the platform’s features and provide individualized support to residents.
- Engaging directly with organizations, activity groups, and community events such as Neighborhood Night Out to promote participation.

In parallel with deployment, the Committee actively incorporated feedback from residents and POA leadership, resulting in several enhancements:

- Introduction of the New Property Owner’s Toolbox
- Expanded user control over application notifications
- Implementation of an emergency notification feature for urgent communications
- Launch of the “At A Glance” Chronicle for short-term event visibility

Outreach and Usage Metrics

- Year-end email distribution reached 1,470 recipients, with a 100% delivery rate and a 75% open rate. Some deliverability challenges were observed with Microsoft Outlook and Windstream, where emails were more frequently routed to spam or trash folders.
- The platform currently has 370 activated user accounts, with 190 users remaining active over a 45-day period.
- The mobile application has been installed 231 times.

Overall, the Committee successfully established a robust communications framework and demonstrated measurable progress in community engagement and platform adoption. Continued efforts will focus on expanding usage, refining features, and improving communication reach and effectiveness.

WSCA 2026 Annual Reporting

Westwood Shores Civic Association (WSCA) is a 501(c)(4) organization formed to provide members with fun activities, socialization, and to give back to Westwood Shores. Yearly membership is \$10.00 per person. There were 243 members in 2025, and currently there are 183 members in 2026. If you are not a 2026 member, it is never too late to join.

Our mission is to Have Fun, Support the 19th Hole, and Give Back to the Community.

2026 Board Members: President: Karen Matuszewski

Vice-President: Debra Black Treasurer: Sherrie

Nielsen Secretary: Denise Brown

Communication/Membership:

Events Co-Leads: Kathy Ballenger and Sharon Carlisle Theater Lead: Yvonne Cerino

The 2026 Board was elected at the February 20th Civic Dinner that included a meeting and music by TOMMM (Two Old Men Making Music). Theater Lead was elected by the board during the April 1st Board Meeting. The open position includes Communication/Membership, which may be filled from within. If interested in being on the board, let me know. All board members serve with an 'All Hands On Deck' attitude.

Thank you to 2025 Board Members: Karen Matuszewski, Sherrie Nielsen, Denise Brown, Connie Swiderski, Kathy Ballenger, Sharon Carlisle, and Terry Wheeler.

Financial year is January to December. For 2025:

- Total Revenue: \$18,366.79
- Total Expenses: \$14,274.03
- Net Income, Added in 2025: \$4,092.76

2025 Event Net:	
Dinners	(\$255.00)
Raffle	
Chili Cookoff	\$59.71
Group Trip	
Garage (Rummage) Sale	\$1,868.06

2025 Event Net:	
Theater	\$5,599.58

2025 Donations and Sponsorships:	
Patio Furniture - Golf Course	\$1,790.00
Pool Pad/Decking	\$3,000.00
Caroling and Cards & Claus	\$25.33
Firework Sponsorship	\$250.00
Neighborhood Night Out	164.93
Easter Egg Hunt	\$135.90
Ice Cream Social	\$181.25
Trick or Treat on the Patio	\$40.06
Relmaging Hole Sponsorship	\$100.00
TOTAL	\$5,687.47

Annual Review Events Reporting is May 2025 to April 2026. This aligns with the Westwood Shores Annual Meeting.

May 2024 to April 2025 Activities:	
Member Appreciation	1
Dinner Events	7
Family Friendly Events	6
Seminars	0
Sponsorships	3
Theater Shows (6 nights of performances)	2
TOTAL	19

We were disappointed not to host the Chili Cook Off this spring, but felt it was not safe due to the renovations that were just getting started in the Clubhouse at the time. Keep perfecting those recipes, we will have it another time.

Members have the opportunity to participate in various activities. In this way, we are making community investments in intangible and tangible items.

Intangible Items:

- Dinners
- Events (Social Bingo is popular.)
- Monday Morning Ladies Coffee Card Postage
- POA Fireworks Committee: Sponsorship

- Sound System: Batteries
- Theater Involvement and Shows

Tangible Items:

- Pool Pad / Deck Donation (\$3000) (5/27/2025)
- Storage Expenses: Two Shipping Containers* (\$4,497.78) (1/15/2026 plus few other dates.) We have also purchased cement blocks to set them on and tie anchors to keep them from blowing over. We want to thank all who helped get them set and move the storage items from the Clubhouse to them. We could not have done it by ourselves. *Additional Expenses will be incurred.
- Theater Prop: Additional props are purchased from the budget allocated to each show.
- Sound System: Wireless Microphones (March 2026) (purchased from Spring 2026 Show budget), Upgrading/replacing microphones most times is purchased from the budget allocated to a show.
- Material towards 'The Blessing Box' sponsored by Neighbors Helping Neighbors. (\$56.94) (March 18, 2026)

The Theater Group within the Civic Association provides an outlet for many creative persons and brings joy to spectators. Participation in the Theater Group helps with memory, learning new things, and lets you work with others while socializing. Besides performers, we have sound, lighting, set, stage, prop, and ticket helpers that is just as critical. The Theater Group helps with Civic fundraising through ticket sales. Ticket sales provide funds for the next performance and give back to the community through events and purchases. The 19th Hole 10% discount available on the back of your ticket is reimbursed by WSCA.

The Board continues to look for prudent ways to spend money for the community in purchasing items. Replacing the Marque at the entrance has been an area of discussion for a while. They can be quite expensive. The least expensive quote for a single-sided digital sign was approximately \$26,000. We worked with the POA Board during the last quarter of 2025 and first quarter of 2026 with the idea of them helping with the Marque project. One of the ideas given was using a TV for the signage and possibly moving it from the current location. It was discovered during a March placement meeting with them that the TV marquee idea was probably not feasible due to glare and finding a better location issues. So we decided to start over with the idea. A small committee of WSCA Board Members are once again reviewing it and getting additional bids. We will review the committee's recommendations once they are finished. More information will be shared as we know it.

We welcome your suggestions and ideas with what we should purchase that will benefit the community. Please email them to the Civic Gmail address (2021wwsca@gmail.com) or give them to a board member.

Civic has information within the WS Connections site. There is information for even non-members to find out who we are, what events are planned, and to RSVP for a dinner. Members have access to that information, plus annual reporting, financial information for each event and donation, and a digital directory.

Thank You to all our Members. We appreciate you.

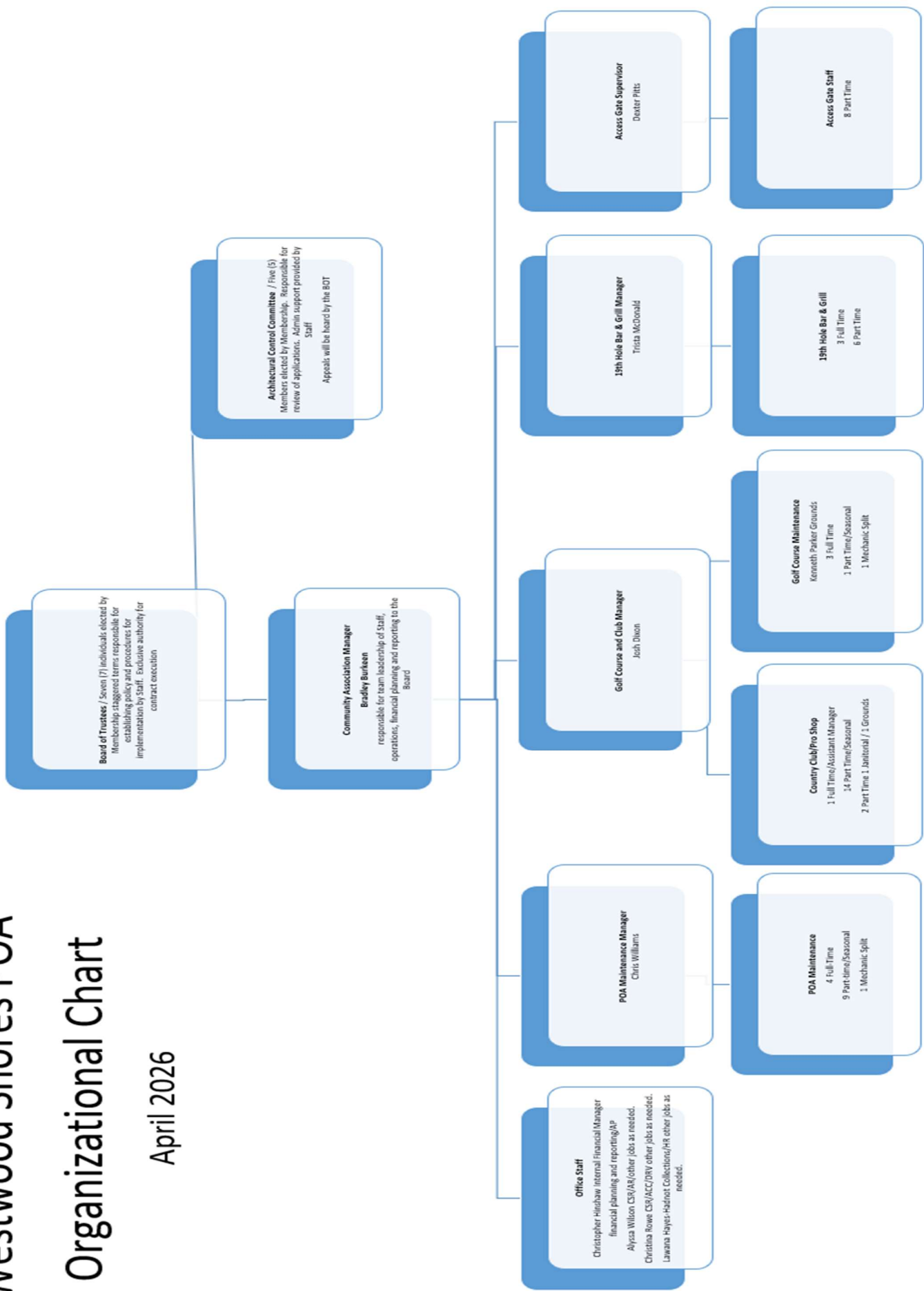
Thank you to all that have helped in one way or another or many ways. We appreciate you.

Have Fun!

Westwood Shores POA

Organizational Chart

April 2026



Notes