

## ***Highlights from the POA Board Meeting, March 23, 2026***

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
  - Employee of the Month – Christina Rowe, POA Staff
  - The Annual POA Meeting will be held on Friday, April 24<sup>th</sup>, 2026, at 7:00 pm at the Club House
  - The Sheriffs' Breakfast, which was being sponsored by Westwood Shores, will be rescheduled for a later date.
  - Thank you to everyone who attended the Town Hall meeting. We had 63 attendees, and many great suggestions were shared for the future of Westwood Shores.

### **Reports:**

- **Constable Report:** No report  
It was mentioned that a pack of coyotes has been heard on the East side of the subdivision. If you are hearing these, please let the POA office know. Constable Mark Cole can assist with this.
- **Access Control:**  
Trustee Deta Rogillio announced the Access Control monthly statistics as of March 16 are: Access Control logged in 2,226 vehicles for the POA, 964 contractors, 111 guests to Marina Village, and 302 guests to the Club House. For the year 2026, 10,246 guests have been checked in for the POA, 5,033 contractors, 391 Marina Village guests, and 1,557 guests for the club. A total of 17,228 guests have been checked in so far this year. 818 guests have been called in for this year.  
If you did not get your window sticker previously, you may stop by the Access Control Gate house and get yours. Homeowners must have an up-to-date sticker on their car to enter Marina Village. Everyone using the tag lane needs a sticker on their vehicle, also.
- **ACC Report:**  
For the month of March 2026, there were 3 additions/improvements, 3 propane tanks, 3 fences, and 1 new home build approved. There was 1 denial due to insufficient paperwork required.
- **Maintenance Report:**  
Supervisor Chris Williams reported the concrete from the tennis parking lot has been cleared, cleaned up debris, and cleared ditch lines from storms, continued working on cleaning up mowing lanes, straightened up more street signs, and the annual inspection of fire extinguishers and suppression systems has been completed. Currently, road work

has been scheduled with the contractor to begin in May. He also mentioned the new equipment that maintenance now has and how each can be used. A new tractor is being utilized, and a new skid steer with multiple attachments will allow the maintenance staff to perform new clean-ups.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended February 2026 with approximately \$1,594,636 in liquid assets. The total Association operating income for the month of February was \$467,937 and was less than the budget by \$134,774. Our total operating expense was \$312,534, and was \$10,900 better than the expense budget for the month. The total net income for the month of February was \$155,403 and was better than the budget by \$145,674. Total payroll expense for the entire association was better than the budget by \$24,228 for the month of February. In-house **collections** contributed \$79,793 to the total income for the month of February.

- **Deed Violations Report:**

Community Manager, Brad Burkeen, reported there were 15 corrected, 29 new violations, 9 at legal or Public Nuisance, and 52 open violations. *Reminder, spring is here, so it is time to clean up yards and pressure spray if needed. Many of these violations are due to trailers not properly placed on property and properties needing cleaning up.*

- **Greens Committee Report:**

Cart Path repair was discussed, and the asphalt repair they hoped would work is not holding up. Concrete will have to be used to replace the areas that need replacement. Our director of golf is currently trying to find a contractor to begin this work. The Driving Range sprinkler system has been rewired and repaired, and now can water the grass, and plans are to resod the top deck. The Perry Weather Emergency system that the Board previously approved and budgeted for is in progress. The towers are currently being constructed. This system will provide emergency alerts and will allow a custom announcement to be broadcast.

- **Roads Committee Report:**

No meeting.

- **Country Club Committee Report:**

No meeting.

- **Strategic Planning Committee Report:**

Trustee Ron Auvenshine reported that the committee is still trying to clean up the email addresses of property owners. Continued work on the marketing and financial committees is in process, and they are working on a new community survey to send out.

- **Neighborhood Watch Committee Report:**
- Trustee Cheryl Savage reported that work is being done to assist Zone Captains in how to secure needed contact information for property owners. Also, a process is being discussed to find a way to know when new people move in, and their emergency information can be obtained. Neighborhood Night Out is coming up, and a recommendation will be sent to the Board to accept the proposed date. A discussion was held to see who would be serving again on the committee and the process for determining new members.
- **Maintenance Committee Report:**  
No meeting
- **Civic Association Report (New):**  
Karen Matuszewski reported the following highlights:  
March 14<sup>th</sup> – hosted a Social Bingo Night. Entry was a lottery ticket. It had a wonderful turnout with a total of 64 members and guests attending.  
April 4<sup>th</sup> – Easter Egg Hunt. All are welcome.  
April 10-11 – Civic-sponsored Rummage Sale will be held at the Marina Village Pavilion. Drop off donations on the 9<sup>th</sup> from 1-5 pm. Rummage sale will be on Friday, 8-5 pm, and Saturday, 8-12 pm.  
April 30 and May 2 are the next shows coming up, “Sensational Sixties”. Tickets are \$15 and available in April.
- **Communications Committee Report:**  
No meeting.
- **Items for Ratification:**
  1. Waters Construction Bid increased \$16,084.40 to a total of \$184,240.00 for road work. *Approved increase in cost and begin scheduling work in May to begin.*
- **Items for Consideration:**
  - ACC Committee**
    1. Recommended to change the wording on the ACC application to require pictures – *Table for more discussion*
  - Budget Committee**
    1. Recommended to liquidate the KIA vehicle from our assets since it no longer runs and is too costly to repair. *Approved*
  - Greens Committee**
    1. Recommended to accept the proposed Marshal/Starter Golf Program as submitted. *Tabled to send back to the committee for further discussion and recommendation.*
- **Neighborhood Watch Committee**
  1. Recommended to accept Saturday, 10/17/2026, for the 2026 Neighborhood Night Out. *Approved*

2. Recommended that the POA Staff Administration provide the names of new property owners, with their new addresses, to the Neighborhood Watch Chair for those names to be provided to the appropriate zone captains. – *Tabled to discuss a more efficient way to obtain the information.*
- General POA
    1. Recommended to declare Dahl Hansen and Rick Renfro elected POA Board members for a 3-year term due to there being an equal number of nominees as there are positions to be filled. *Approved*
    2. Recommended declaring Carol Beck and Hill M. Love elected ACC Board members for a 3-year term due to there being an equal number of nominees as there are positions to be filled. *Approved*
  - **Owners' Questions and Comments:**
    1. A property owner inquired when the road work on Meadow Lake Drive would begin. – *Scheduled to start in May.*
    2. A property owner thanked the Board for holding the Town Hall meeting and thought it went very well. Also, the Blessing Box has been installed on the west end of the clubhouse, and anyone needing food assistance is welcome to utilize it. Food donations may be put in the box located in the clubhouse lobby.
    3. A property owner mentioned the coyotes have been in the subdivision for some time, especially in Coach Village and the Trinity Pines area.
    4. A property owner mentioned that consideration be given for drinks to be put in a cooler and driven around on the course whenever the beverage cart is not available to go out on the course. *Will mention to the Director of Golf.*

***The next Board meeting will be on April 27, 2026.***