

Highlights from the POA Board Meeting May 26, 2026
“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
 - Employee of the Month – Sandy Robinson, Access Control
 - Everyone was reminded to vote today if you have not already.
 - 2026-27 Committee sign up has been extended through this Friday.
 - Strategic Planning Town Hall Survey was emailed out. It is especially important for everyone to complete the survey. If you did not receive the email with the survey, please contact the POA Office.
 - Thank you to the POA Staff and all the property owners that helped and attended the Grand Opening of the Pool.
 - New POA offices are now open upstairs in the club house. *We want to invite everyone to come upstairs and take a look.*
 - Thank you to Debra Black and Kathy Ballenger for decorating the lobby of the club house with patriotic decorating items.
- **Reports:**
- **Constable Report: None**
- **Access Control:**

Trustee Deta Rogillio announced the Access Control monthly statistics as of May are:

42 new tags have been entered into the gate system for the year 2026. The total number of individual names entered is 2,014 and total numbers of tags entered is 4,228.

As of May 18, Access Control logged in 2,461 vehicles for the POA, 1,015 contractors, 205 guests to Marina Village and 367 guests to the Club House. For the year 2026, 19,424 guests have been checked in for the POA, 8,952 contractors, 928 Marina Village guests and 3,339 guests for the club. A total of 32,641 guests has been checked in so far this year. 1,647 guests have been called in for this year. *Reminder, you need a WS decal to get into Marina Village. You can get a decal at access control.*

- **ACC Report:**

For the month of April 2026, there were 4 additions/improvements, 1 fence, and 1 denial.

- **Maintenance Report:**

Supervisor Chris Williams reported sections of the golf cart paths have been removed and started curb clean up down Westwood Dr. East and will continue as weather allows. Straightened signs throughout the subdivision and routinely picked up loose trash from roads and ditch lines. Roadside mowing and weed eating continue and several downed trees were removed along with clearing of culverts after storms. Assisted in assembling new desks for the POA office as well as assisted in moving the POA office and staff to the new offices.

- **Budget Report:**

Christopher Hinshaw, our financial manager, reported that the Association ended April 2026 with approximately \$1,590,889 in liquid assets. The total Association operating income for the month of April was \$334,487 and was better than the budget by \$9,932. In house collections contributed approximately \$35,798 to the total income in April. The total payroll expense for the entire association was \$23,414, better than the budget for the month. The Association budgeted for a net loss for the month of April but because of the continuous efforts of the entire Board and staff, the POA outperformed the budget for the month, resulting in a net income of \$30,609.

- **Deed Violations Report:**

Christina Rowe reported there were 27 new violations, 9 at legal or Public Nuisance and 48 open violations. The primary focus was on lawns, flower beds and roofs that need to be cleaned from debris. *Recreational storage and trailers improperly parked will be next month's focus.* Abatement cases are still progressing.

- **Greens Committee Report: None**

- **Roads Committee Report: None**

- **Country Club Committee Report: None**

- **Strategic Planning Committee** Chairperson Ron Auvenshine reported the Town Hall survey will be finalized by the end of the week and analysis will be studied. The lack of feedback from the property owners has been disappointing. The Association email list is in the process of being scrubbed and updated with correct email addresses. *If you have a new email address, please contact the POA office.* Committee will start Thursday to begin rewriting a new strategic plan to keep up with the business cycle.

- **Neighborhood Watch Committee Report: None.**

- **Maintenance Committee Report: None**

- **Civic Association Report:**

Karen Matuszewski reported the following highlights: Eater Egg Hunt was a success. The Sensational Sixties show was successful with 223 people purchasing tickets and attending. Thank you for supporting the show. June 18 will be the next Civic Club "Fiesta" Dinner. RSVPs will begin May 28th and the last day will be June 11th.

- **Communications Committee Report: None**

- **Items for Ratification: None**

- **Items for Consideration:**

1. Motion to invest money into the ICS account. Amended, Motion to invest \$1,000,000 into the ICS money market account. *Approved*

2. Motion to increase the realtor fee from \$500 to \$1,000 for POA and foreclosed lots that are sold. *Approved*
3. Motion to accept the offer for POA Lot 10-11-17. *Approved*
4. Motion to spend \$300 for shipping and install 2 club house windows. Glass windows are under warranty. *Tabled for more research and cost.*
5. Motion to approve the Amendment to the Seventh Consolidated, Restated, and Amended Bylaws of Westwood Shores Property Owners' Association. *Approved*
6. Motion to approve the Westwood Shores Property Owners Association Board of Trustees Goals for 2026-2027. *Approved with following changes:*
 - E. #7 – Delete work with Neighborhood Watch Program by creating an emergency plan with appropriate oversight.
 - F. iii –Review and provide residential access through the Gate Sentry program and work toward ~~75%~~ 80%.

- **Owners' Questions and Comments:**

1. A property owner requested an eblast be sent out asking people to slow down in the community. Too many people are speeding. *President Rogillio shared she had recently spoke with county officials concerning more patrols in Westwood Shores. DPS and Sherriff's office were receptive to this request.*
2. A property owner request was made to send out an eblast concerning the emergency siren sounds and what they mean. *Will have POA staff send an eblast with the information.*
3. A property owner requested the status of work order #1561-1, concerning culverts. *Staff will investigate the request and get back with them.*
4. A property owner voiced concern about the two abandoned homes in the community. *The POA has just found out the builder has recently filed for bankruptcy.*
5. A property owner commented that the maintenance mowers used to mow more areas than they are mowing now. *Staff will look into this.*
6. Communication Committee requested they be sent the updated property owner's email list once they are completed. *This will be done.*
7. A property owner commented on how many people were using all the amenities this past weekend and how good it was to see so many people playing golf, using the fitness center, pool, and 19th Hole.

Next Board meeting will be June 22, 2026.