

Highlights from the POA Board Meeting May 27, 2025

“Reimagining Together”

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
 - Shared the passing away of Facilities Housekeeper, Marty Parish’s husband. A jar for donations will be put in the 19th Hole for anyone wanting to help Marty.
 - Employee of the Month for May – Stella Arnold, Maintenance Department
 - Trustee Jo Matthew introduced the POA theme “Reimagining Together”
 - Introduced and welcomed new Board of Trustees member, GM Cox
 - Fourth of July Celebration Sponsors are still needed.
 - Update and Thank you for all who worked and donated to the “Bake Sale”
\$2,000 donated

Reports:

- **Access Control:**

Trustee Deta Rogillio announced the Access Control statistics for May were: 4,489 vehicles were vetted through the left-hand lane: 2,990 POA, 917 Contractors, 170 MVR, and 412 Country Club. 501 phone calls have been received through the 3rd week of May.

33 new tags have been entered into the automatic gate system for May.

Reminder, if you trade in a vehicle or replace a windshield and get a new tag, please note on the bottom of the form the information of the old vehicle so that it can be removed from the system.
- **ACC:**

Chairperson George Gallagher reported for May: 3 additions/improvements, 1 culvert, 1 water filtration system, 1 propane tank screening, 1 irrigation system and flagpole and 4 denials.
- **Maintenance Report**

Trustee Deta Rogillio reported the weekly trash continues to run smoothly .The heavy haul drop off was approximately 40 yds. of trash. Roadside mowing, weed eating and debris pick up continues. Replaced lights above the buffet serving table area along with the lights in the 19th Hole. Repaired electrical run to the clubhouse fountain and repainted the kitchen door in the club house. The thermostats and heating elements for the 19th Hole water heater were replaced. Removed the broken ceiling fan in the fitness room. Did a test run with the rock asphalt bags and will continue monitoring how it holds up. Drainage projects are ongoing on Shallow Springs and Westwood East at Townhomes.

- **Budget Committee Report:**

Trustee Rick Renfro reported that the POA ended May with \$2,127,326 in liquid assets. Administration, 19th Hole, Pro Shop and POA Maintenance were all better than its budget including payroll. The total Association operating income for the month of April was \$346,465 and was better than the budget by \$32,035. Our total operating expense was \$449,429 and was \$29,825 better than the budget. The net year to date income is \$146,210 better than the budget. Overall financial performance for the month of May and the year to date is very good.

- **Deed Violations Report:**

19 new violations, 9 at legal or public nuisance and 53 open violations

- **Country Club Committee Report:**

Trustee Susan Keel stated the committee Introduced new members and had the election of Char McWilliams as Chairperson and Peggy Caldwell, Secretary. Discussion of new “Fun Raisers” were discussed for upcoming months.

- **Golf Greens Committee Report:**

Trustee Jo Matthew reported the new course signs have been ordered and there are still signs available to purchase. Discussed the need for more and better golf communication to be sent out to members. White markings around the greens are to allow for the recapturing of the original shape of the greens. Starters will soon be available.

- **Streets and Roads Committee Report:**

Trustee Ron Auvenshine stated they held an impromptu meeting at Westwood East and Bayport to witness the application of Rock Asphalt into the pothole. The committee will monitor the pothole to see how it holds up.

- **Maintenance Committee Report:**

Trustee Ron Auvenshine shared the committee has added an adjunct member and will see how that position will work. Discussed having a Community wide event in the fall for removal of debris and general cleanup of the neighborhood. Maintenance issues the committee noticed were sent to the Maintenance and Recreation supervisors. One noted area that needs to be improved is weed eating. The committee noted the positive actions with property owners by the staff along with the improvements that are being made.

- **Strategic Planning Committee Report:**

Trustee Ron Auvenshine spoke about the launch of the second survey which covers communication. They are allowing one more week to respond, so if you did not receive your survey, contact the POA Office. The survey summary will be shared with the community in July.

Items for Ratification: None

Items for Consideration: The Board Approved the following:

- **ACC**
 - Consolidation of 07-80-46 with lot 07-80-47 being the only billed lot was approved.
 - Consolidation of 09-02-12 and 09-02-14 with lot 09-02-13 being the only billed lot was approved.
- **Budget Committee**
 - Recommendation for additional expenses for the continued pool renovation work in the amount of \$35,000. This additional cost is to cover the following items; Dirt and labor to spread, Relocate existing sitting area canopy to cover the new pool equipment, Enclose pool equipment area, Enlarge the concrete pad for additional sitting area on the south side of the pool, Reinstall existing fence and add new sections as necessary, Purchase and install sails and post to cover all or part of the new sitting area. *This was approved.*
- **Golf/Greens Committee**
 - Recommendation to change the Twilight Golf times to 2:00 for the winter months and 4:00 for the summer months. *This was approved.*
 - Recommendation to allow food and non-alcoholic beverages to be brought in from the outside; however alcoholic beverages may be at the pool but **MUST** be purchased through the 19th Hole. *This was approved.*
 - Recommendation to add a new Members Guest Riding w/ Family Cart Rate to The Members Golf Course Rate (Family Cart Rate means – Trail Plan) *This was approved.*

***Members Guests Riding**

w/ Family Cart Rate	Rate
9-hole weekday	15.00
9-hole weekend/holiday	20.00
18-hole weekday	25.00
18-hole weekend/holiday	30.00

*Only applies to Children, Grandchildren, & Their Spouse

- **Board of Trustees**

- Approved the Board of Trustees Goals, Mission Statement and Strategies for 2025-2026
- Approved the Final Committee List for 2025-2026
- Approved the Westwood Shores and Marina Village Resort Agreement
- Communications Policy – This was tabled for further discussion.

The next Board meeting is Monday, June __, 2025.

Property Owners comments/questions at the meeting addressed the following topics:

- The Civic Association presented a check for \$3,000 to the POA to help fund the 24 X 24 cement pad that will be poured at the pool. *Thank You Civic Association.*
- A property owner inquired where the Marina Village Resort and the Westwood Shores POA Agreement can be found. *It is posted on the POA website.*
- A property owner suggested the pool attendants need to be older in order for pool users to adhere to the rules and obey them. Concern was shared about the younger staff members not being listened to. *Most likely the attendants will be younger as older staffing is difficult to hire.*
- Request from a MUD Board member for the POA to help communicate MUD improvements that will soon be started as this may affect certain residents. *The POA responded they would be able to Eblast the communication out along with WS Connect sharing the information.*
- A property owner stated he felt like a new fan should be put up in place of the broken fan that was just removed. *The Board would consider this, but hesitated to spend money since the future of the fitness center has not been determined.*
- A property owner voiced concern over having alcohol beverages in the pool area. *The Board reminded the owner that the Association has the right to remove anyone that they feel is intoxicated or is creating problems and will do so.*
- A property owner inquired when the pool will be completed. *The target date is the end of June depending on weather.*