

The Villages of Westcreek Owners' Association, Inc. Est. 1994

**Regular Meeting of the
Board of Directors
Villages of Westcreek Owners' Association, Inc.**

I. OPEN MEETING: The Regular Meeting of the Board of Directors was called to order by the President at 6:03 pm, on Thursday, August 17, 2023. The purpose of the meeting was to conduct regular business as identified in the pre-announced Agenda.

Board Members Present

Elaine Maurer, President
Brian Bush, Treasurer
Brandon Schuler, Vice President

Board Members Absent:

Lynette Bradley, Secretary
Heather Mallia, Assistant Secretary

Staff Present:

Name	Position	Name	Position
Maria Robinson	Community Manager	Eliel Perez	Standards Manager
Terri Holmes	Recreational Assistant	Jason Dunbar	Activity Director

Members Present:

There were 4 homeowners present during the call.

II. APPROVAL OF PREVIOUS BOARD MINUTES: The Board reviewed the meeting minutes from the June 15, 2023, Board meeting. Brandon Schuler made a motion to approve the June 15, 2023 minutes the motion was seconded by Brian Bush, and all board members were in favor.

III. OPEN FORUM FOR HOMEOWNERS:

The floor was open for homeowner questions and with no questions asked, the floor was then closed. A homeowner did take the time to thank the board for all the hard work they have been doing and the changes that are being made.

IV. DEPARTMENT REPORTS:

- Maintenance:** The maintenance report was covered by Maria Robinson the Community Manager. She informed the board that maintenance has been a team effort to include office staff and common area monitors. MERIT is now handling the porter services in regard to trash pick up while the HOA continues to try and hire a new employee.
- Standards:** Eliel Perez went over the total violations from the dates of June 7, 2023, to July 12, 2023. He informed the board members that he is doing his due diligence on the RV's and boats as it is summertime. He did inform the board as well that he will be focusing on landscaping such as overgrown trees and dead bushes.
- Community Activities:** Jason Dunbar presented the 30/60/90-day report included in the power point and informed those in attendance that the Fall Soccer season is set to begin in September and shortly after, winter flag football registration will begin. Fall Festival will be set for Saturday, November 4, 2023, and the HOA is looking to bring in HelloNabr

- a. Maria Robinson summarized the Executive Session as follows: In the Executive Session held on August 16, 2023, the Board approved to send 4 accounts to the attorney for deed restriction violations and 6 accounts to the attorney for collections. The board also discussed updates and statuses of current projects in progress and how to move forward.

IX. SCHEDULE THE NEXT MEETING: The next meeting via zoom will be held on Thursday, September 21, 2023.

X. ADJOURNMENT: There being no further business before the Board, the meeting was adjourned at 6:31 pm.

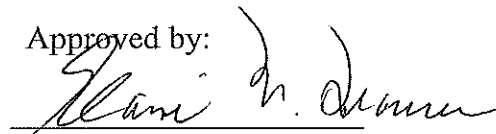
Attested by:

Lynette Bradley

Lynette Bradley, Secretary

Date: 10 / 02 / 2023

Approved by:


Elaine Maurer, President

Date: 10 / 2 / 2023

Posted in the VWOA Book of Minutes and on VWOA website by:

Crystal Stairhime

Crystal Stairhime, Community Manager

Date: 10 / 05 / 2023