

WESTFIELD AT LEGENDS
Home Owners Association
BOARD OF DIRECTORS MEETING
December 15, 2022 / 3:00 PM
Legends Fitness Studio I/Hybrid

The meeting was called to order by Mary at 3:00PM

A quorum was established with the following Board Members present: Mary Levy (via zoom), Kathy Loula, Steve Parrish present. (Kathe Palermo unable to attend). 13 owners were present and 1 owner attended via-zoom. Susie Bianchi representing Tropical Isles was in attendance.

The notice was emailed to owners 48 hours prior to the meeting.

Mary moved to waive the reading of the November 17, 2022 meeting minutes and approve them as presented. Kathy seconded the motion. The vote was unanimous and the motion carried.

It was announced that owner Norm Roy was ill with Covid and a blood clot and all were asked to keep him in their thoughts.

Treasurer's Report – Stephen Parrish

As of the November 30th, 2022 balance sheet, there was \$50,957 in the operating account, \$19,567 in the money market account and \$615,366.93 in reserves. Income for the month was \$106,880.94 with monthly expenses of \$84,312.65.

Committee Reports

A. Landscaping– Kathy Loula

Patrick of Greenscapes and Kathy did a recent walkthrough of the property. They did identify some brown spots in the lawn around the driveway pavers and side-walks which was due to the over spraying of the weeds (more than likely a windy day). Patrick will address with the staff about the weed spraying and irrigation issues that have been previously reported. Kathy reminded the membership that they should contact Greenscapes directly for a faster response time.

B. ACC – Steve Parrish

Three cage replacements, 2 of which were white and 1 bronze and one window replacement. Steve reminded the membership to make sure they use the most updated ACC form.

C. Social – Outdoor Holiday gathering will be December 18th, from 4-6pm in the driveway of 8485 Britannia (Parrish/Biscotti residence). Lakes Park closed due to hurricane Ian so a Sip-n-chip will take place on 1/15, from 4-6pm at 8429 Britannia (Macha residence). There is a “block party” with Somerset planned for 2/8 from 5-9pm which will include a local band. Again, folks are encouraged to bring a food dish to share, their beverage of choice and there will be a small cover charge for the band.

A thank you to Deb Harriman for coordinating for the band entertainment.

D. Paint – Kelly Bisciotti

Mike Turner of Northern Contracting was on property to determine schedule (how many buildings per week). We should have a schedule by month end. We are asking the membership to take down any items and remove furniture near the exterior walls. Note that white doors will be repainted white. The metal between the lanais will be readdressed. Also noted, is that a hard trim of shrubs (12" away from home) will take place the first week in January as part of the building painting preparation.

Old Business

Community Standards Review – Mary Levy

Once the final revisions have been made to the Community Standards, they will be sent out to the membership and placed on the Caliber Portal.

New Business

Reminder to owners that insurance is **required** on all Villas. It was noted that some insurance companies are no longer writing policies in Florida and premiums are increasing at a significant amount. Westfield's goal is to promote information sharing between residents so that renewal premiums increases are minimal as can be.

Open Forum – It was mentioned that there are two mail boxes that are in need of spring repairs and those will be repaired. There was a question by an owner about the gutter cleaning. Response from the Board was that the gutter cleaning has not been budgeted for, but will certainly consider.

Lastly, Mary wished everyone a Happy Holiday. Having no additional business and no objections, Mary made a motion to adjourn the meeting, seconded by Kathy L. All were in favor and the meeting was adjourned at 3:46 PM.