

WESTFIELD AT LEGENDS
Annual Membership Meeting
BOARD OF DIRECTORS MEETING
March 16, 2023 / 3:00 PM
Legends Fitness Studio I/Hybrid

The meeting was called to order by Mary at 3:10PM

A quorum was established with the following Board Members present: Mary Levy (zoom), Kathy Loula and Steve Parrish along with 19 owners also present, 3 owners attended via-zoom and 15 proxies were received. Susie Bianchi representing Tropical Isles was in attendance.

The initial notice was mailed to owners 60 days prior to meeting and the second notice was both mailed and emailed 30 days prior to meeting.

Mary moved to waive the reading of the March 24, 2022 Annual meeting minutes and approve them as presented. Kathe Palermo seconded the motion. The vote was unanimous and the motion carried.

Treasurer's Report – *Stephen Parrish*

As of the February 28th, 2023 balance sheet, there was \$48,390.49 in the operating account, \$20,124.11 in the money market account and \$681,237.54 in assets and liabilities. Income for the month was \$20,078 with expenses for the month at \$13,433, equaling a net income of \$6,645. It was noted that a financial review had not been done in 5 years and the Board made the decision at the last Board Meeting to proceed with a financial review. A financial review cost \$3,500 and there are funds in the budget to proceed. We are just waiting on the engagement letter to proceed with The Davis Group, which is an outside accounting firm.

Committee Reports

A. Landscaping– *Kathy Loula*

The Board is very aware of the irrigation issues in several areas where the lawns are brown. Kathy will be meeting with Patrick of Greenscapes on Monday to address the broken irrigation valves. The association will continue to make necessary repairs vs. redoing the entire irrigation system which is very expensive. There will be another irrigation walk thru in the next month or so to ensure all is working properly.

B. ACC – *Steve Parrish*

There were 6 ACC request by the Master. There are currently no requests outstanding for Westfield at this time. Reminder that the next ACC meeting is 4/12 and submissions must be submitted by noon on 4/7 to be considered at the meeting.

C. Social – A “thank you” to the North’s for hosting last Sunday’s Sip-n-Chip. The Street party was a huge success with over 200 hundred owners & guests attending. Mary & Deb met with Somerset and they made a social commitment to have another combined street party next year.

D. Paint – *Steve Parrish on behalf of Kelly Bisciotti*

Steve passed along Kelly’s apology for not being able to attend today’s meeting. The paint project continues to move along as planned. The painting of the lanai ceilings and floors occurs after the paint project is completed. Schedules will be posted on the building as a reminder to move lanai furniture and any roof tiles on the exterior of the buildings. A final walk-thru will be scheduled to review all completed work.

Mary thanked Kelly for leading the painting project and for all her efforts and hard work. Mary also thanked the previous Board (Sharon Melbye, Dave Adami and Kathe Palermo) for making an excellent choice in selecting Northern Contracting for the paint project.

Appointment of Directors – There are currently five (5) positions to be filled on the Board of Directors. Mary Levy, Kathy Loula and Stephan Parrish have submitted their names as Candidates. Having five (5) positions available and three (3) names submitted, a vote of the membership will not be necessary. Mary, Kathy and Stephan will automatically be elected to the Board and to serve same positions and one-year terms. The Board will need to appoint (2) additional members to fill the vacant positions. It was noted that owner Ron Krugman has offered to join and serve on the Board.

Open Forum – There was prior discussion on installing mulch in April and after the paint project, and the money for this was held over from last year. The Board was asked to consider holding off on the mulch and to use those funds to wash the street gutters. Mary mentioned that the Board is waiting on an estimate to repaint the mailboxes. Hinges were ordered and repairs were started, but it appears to be a harder project than originally thought, due to the hinges not lining up properly.

It was mentioned that the Legends Master Association has completed the revisions for their governing documents. These documents are available on the Legends website under the “governance tab”. Sub Associations would be able to consult those documents if they are considering revising their own documents.

Adjournment - Having no additional business and no objections, Mary made a motion to adjourn the meeting, seconded by Kathy. All were in favor and the meeting was adjourned at 3:49 PM.