

**WESTFIELD AT LEGENDS**  
**BOARD OF DIRECTORS MEETING**  
**April 27th, 2023 / 3:00 PM**  
Legends Fitness Studio I/Hybrid

The meeting was called to order by Mary at 3:01PM

A quorum was established with the following Board Members present: Mary Levy, Kathy Loula and Steve Parrish along with 22 owners also present, zero owners attended via-zoom. Susie Bianchi representing Tropical Isles was in attendance.

Mary moved to waive the reading of the March 16, 2023 Annual meeting minutes and approve them as presented. Kathy seconded the motion. The vote was unanimous and the motion carried.

**Treasurer's Report** – *Stephen Parrish*

As of the March, 2023 balance sheet, there was \$48,672.13 in the operating account, \$20,158.32 in the money market account and \$683,132.99 in assets and liabilities. Income for the month was \$10,042.53 with expenses for the month at \$11,345.56, variance of \$1,337.30, mostly due to tree trimming. Steve mentioned that the Board will be assessing reserves this year and prior to the 2024 proposed budget. The Board is aware that the association roofs reserve replacements costs are under what current cost replacements are. Based on this, owners should expect that the replacement cost will require an increase in the roof reserves. We will continue to discuss at subsequent Board Meetings and inform the membership accordingly.

**Committee Reports**

**A. Landscaping**– *Kathy Loula*

Both Kathy and Mary met with a Greenscapes irrigation tech and discovered several instances where sprinkler heads were buried. Those sprinklers were dug out at that time and were fixed. Other problem items were identified, such as palm fronds placed on top of sprinkler heads (at the corners of driveways). A reminder to keep landscape debris close to the house until pickup day (which is typically Wednesday). It was obvious that monthly wet-checks were not being performed and that will change going forward. This time of year, it is common for the water pressure to be low due to the ponds being so low causing sediments (sand/snails) to clog the valves and sprinklers. The Master will be installing a new water pump to help alleviate some of the sediments and is expected to be installed in the next 10 days. Some yards remain without proper irrigation coverages and those yards will be addressed. We are now back to weekly mowing's and trimming is a little behind and hopefully will be completed by end of next week. Lastly, as a reminder, any plant removals or landscape enhancements, do require a Westfield ACC approval but not Master Approval.

**B. ACC** – *Steve Parrish*

ACC requests have decreased significantly and none have been received in the past two months.

**C. Social** – Mary hosted the most recent sip-n-chip and it was well attended. We are trying to obtain additional hosts for the fall schedule.

**D. Paint - Kelly Bisciotti**

A “thanks” from Kelly to the membership for their cooperation with the paint project. It is 95% complete at this time with some touch-up’s remaining. All of the buildings will be checked for touch-ups, and when at 100% completion, extra paint will be left for the associations/owners use.

**Open Forum** – An owner asked if the Board would consider a standard for the base of the mailboxes to prevent the weed whacker’s from hitting the bases. Mary stated that the Board always considers taking action when owners provide ideas and suggestions, and this item will be further discussed by the Board. Mary thanked all for providing suggestions and feedback.

An owner asked if the most current owner directory and street map could be emailed out to the owners. Ron Krugman is working on helpful steps to navigate in Caliber for those owners that are interested in using.

**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 3:51 PM.