

**West Neck Community Association  
Minutes of the Regular Meeting of the Board of Directors  
November 16, 2022**

**Board Meeting:**

Meeting was called to order at **6:00pm** at the West Neck Village Hall  
Meeting opened with a pledge of allegiance to the flag.

**Attendees:**

Chandler Calvert, President  
Bobby Ross, Treasurer  
Tom Luckman, Vice President  
Chuck McKinney, Director  
Nancy Hinton, Secretary  
Sharon Williams, Director  
Bruce Biddle, Director  
Brett Campbell, Community Association Manager

The meeting was an open meeting and approximately 48  
homeowners were present.

The President announced the meeting was being recorded.

**Homeowners Forum:**

The floor was opened for homeowner's questions and comments.  
No homeowners addressed the Board.

**Voting Member Reports:**

No reports were submitted or given.

## **Approval of Minutes:**

- Tom Luckman made a motion to accept the minutes from the August 17 2022 Board meeting. Motion carried. Unanimous.

Tom Luckman made a motion to approve the October 26, 2022 Organizational Meeting Minutes. Motion carried. Unanimous.

## **Reports:**

- Financial report was given by Bobby Ross.
- Landscaping report was given by Chuck McKinney.
- Management Report was given by Brett Campbell
- General Managers Report VH&P was given by George Davis

Chandler Calvert recognized the outgoing members of the Board, Sue Mays and Bill Rosenow for their service and asked the Board members and Association Manager to introduce themselves.

## **Old Business:**

- **A.** Discussion on Web Site Vendor.

Tom Luckman made a motion to discuss the Web Site Vendor proposals. Motion carried. Unanimous.

Tom Luckman made a motion to accept WDPT.com to redo our web site at a cost not to exceed \$5,710.00.  
Motion carried. Unanimous.

- **B. Drainage of Old DeFord Property:**

Chuck McKinney made a motion to discuss the issue.  
Motion carried. Unanimous.

Chandler Calvert made a motion to take the issue off the table.  
Motion carried. Unanimous.

**New Business:**

- **A. Discussion on 2023 Ground Maintenance Proposals:**

Chuck McKinney made a motion to discuss the issue.  
Motion carried. Unanimous.

Tom Luckman made a motion to approve U.S. Lawns Grounds Maintenance Proposals at a cost of \$143,946.29.  
Motion carried. Unanimous.

- **B. Discussion on Sidewalk Drainage Issues:**

Tom Luckman made a motion to discuss the issue.  
Motion carried. Unanimous.

Chuck McKinney made a motion to accept the proposal from Steadman Outdoor Services to install 5 drains (three along Lendgarry and two along Cadence) at a cost of \$1,150.00  
Motion carried. 6 for Tom Luckman abstaining.

- **C.** Discussion on Estimates received to Convert Village Hall Door to Self-Opening.

Tom Luckman made a motion to discuss the issue.  
Motion carried. Unanimous.

Tom Luckman made a motion to accept the Gary Evans Construction, Inc. bid for the automatic door at a cost of \$6,850.00. Motion carried. Unanimous.

- **D.** Discussion on Estimates Received for Village Hall Brick Repairs.

Tom Luckman made a motion to discuss the issue.  
Motion carried. Unanimous.

Tom Luckman made a motion to accept Gary Evans bid  
At a cost of \$2,219.00. Motion Carried. Unanimous.

- **E.** Discussion on ARC Appeal-3097 Egyptian Lane

Tom Luckman made a motion to discuss the issue.  
Motion carried. Unanimous.

Tom Luckman made a motion The West Neck Board of Directors grant a variance, in accordance with Declarations And Covenants, Conditions & Restrictions for West Neck Article V (Architecture & Landscape), Section 5.5 Variance, to the homeowner at 3097 Egyptian Lane as requested in their August 15, 2022 letter request to the Board. Specifically, the viburnum bushes forming a hedge shielding their home from Legendary Drive may be

maintained and at a height of no more than 6 feet.  
This variance will remain in effect unless and until any  
Adjoining homeowner who suffers a loss of sight line view  
cites a reasonable objection or the Board, at some future  
date, rules otherwise.  
Motion carried, Unanimous.

- **F. Discussion on Proposed 2023 Budget and Audit.**

Bobby Ross made a motion to discuss the audit.  
Motion carried. Unanimous.

Bobby Ross made a motion to accept Desroches &  
Company for the 1-year 2022 audit at a cost of \$8,350.00  
Motion carried. Unanimous.

Sharon Williams made a motion to discuss the Budget.  
Motion carried. Unanimous.

Bobby Ross made a motion to accept the proposed Budget  
For 2023 as presented by the Finance Committee.  
Motion carried. Unanimous.

**7:28 PM**

**Executive session:**

Chandler Calvert made a motion to move to Executive  
Session to discuss pending legal litigation and contracts.  
Motion carried. Unanimous.

Executive session was adjourned. Nothing was discussed  
other than the matters within the stated purpose.

**8:18 PM**

Regular Business meeting resumed.

Bobby Ross made a motion to accept the South Beach Community Management contract as presented at a cost of \$50,400 annual.

Motion Carried. Unanimous.

Tom Luckman made a motion to adjourn the meeting. Motion carried. Unanimous

**8:21PM**

**Meeting Adjourned**

Respectively submitted,  
Nancy Hinton, Secretary