

**DRAFT**

**West Neck Community Association  
Minutes of the Regular Meeting of the Board of Directors  
November 17, 2021**

**Board Meeting:**

Meeting was called to order at 6:00 pm at the West Neck Village Hall

**Attendees:**

Hugh Stephens, President

Chandler Calvert, Vice President & Secretary

Bobby Ross, Treasurer

Tom Luckman, Director

Chuck McKinney, Director

Nancy Hinton, Director

Bill Rosenow, Director

Brett Campbell, Community Association Manager

Jeff Hunn, Association Attorney and his partner Mark Baumgartner

The meeting was an open meeting and approximately 50 homeowners were present..

The President in his opening statement requested the Board members introduce themselves, state what village they resided in and announced to all of the attendees that the meeting is being recorded.

**Homeowners Forum:** (1 of 2 Not WC Capital related)

The floor was opened for homeowner's questions and comments.

3 homeowners addressed the Board.

**Voting Member Reports:**

There were no reports from the voting members

**Approval of Minutes:**

- Chuck McKinney made a motion to approve the minutes from the August 18, 2021, Regular Board Meeting. Motion carried. Unanimous

**Reports:**

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

**New Business:**

Hugh Stephens made a motion for efficiency sake to discuss agenda items A thru J and Item # 13. Motion carried, Unanimous.

- **A.** Temporary Construction agreement:

Hugh Stephens made a motion to approve the authorization of easement for the City of Virginia Beach. Motion carried, Unanimous.

- **B. Recreation Committee Charter/Resolution:**

Tom Luckman made a motion to amend the motion of the August 18, 2021 Board meeting establishing a ad hoc committee to make the committee a Standing committee. Motion did not receive a second. Motion failed.

Hugh Stephens made a motion to approve the establishment of the Recreation Committee as a ad hoc committee charter dated September 14, 2021. Chuck McKinney seconded. Motion carried with one opposed, Tom Luckman.

- **C. Recreation Survey:**

Bill Rosenow made a motion to approve the Survey. Bobby Ross seconded. Motion carried with one opposed, Tom Luckman.

- **D. Approval of 2022 Budget:**

Chandler Calvert made a motion to approve the 2022 budget. Motion carried, Unanimous

- **E. Approval of Updated Reserve Study:**

Hugh Stephens made a motion to approve the reserve study proposal from Miller Dodson at a cost of \$4,392. Motion carried, Unanimous

- **F. Approval of 2022 Pool Service:**

Hugh Stephens made a motion to approve the pool services

Contract from Aquarius Pool Service at a cost of \$28,000. Chandler Calvert seconded. Motion carried with one opposed, Tom Luckman.

- **G. Approval of New Janitorial Contract:**

Hugh Stephens made a motion to approve the janitorial Contract from Jan-Pro for the Village Hall and pool at a cost of \$910 a month. Motion carried, Unanimous.

- **H. Wedding Wire Contract:**

Chuck McKinney made a motion to approve the contract From WeddingPro at a cost of \$3,176. Motion carried, Unanimous.

- **I. Resignation of Tom Luckman & Appointment of Dave Konze Arthur Park Voting Member:**

Chuck McKinney made a motion to accept Dave Konze as Voting member for Arthur Park. Motion carried, Unanimous

- **J. Approval of Organizational Meeting Minutes:**

Hugh Stephens made a motion to approve the minutes Of the October 20, 2021 meeting. Motion carried, Unanimous

### **Golf Course Legal update from Association Attorney**

Attorneys Jeff Hunn and Mark Baumgartner provided a Brief overview of what actions have taken place and what the possible course of action is in the future.

**Homeowners Forum:** (2 of 2 WC Capital related)

Jeff Hunn opened the floor for homeowner's questions and comments.

**8:15**

**EXECUTIVE SESSION:**

Hugh Stephens moved the Board into Executive session to consult with Association attorneys.

**9:30**

Executive session was adjourned. Nothing was discussed other than matters within the stated purpose. Regular Business meeting resumed.

- **WC Capital Request for Meeting:**

Hugh Stephens made a motion to accept the requested meeting with WC Capital, 3 Board members and Association attorney. Motion carried, Unanimous.

Chandler Calvert moved to adjourn the meeting. Motion carried Unanimous.

**9:32 PM**

**Meeting Adjourned**

Respectively submitted,  
Chandler Calvert, Secretary