

West Neck Community Association
Minutes of the Regular Meeting of the Board of Directors
August 17, 2022

Board Meeting:

Meeting was called to order at 6:00 pm 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, Director
Chuck McKinney, Director
Nancy Hinton, Director
Bill Rosenow, Secretary
Sue, Mays, Director
Brett Campbell, Community Association Manager was absent.

The meeting was an open meeting and approximately 60
homeowners were present.

The President in his opening statement announced the meeting was
being recorded and read the following statement.

“On August 16, 2022 at a Special Meeting of the Voting Members, the Voting
Members voted on and approved two Amendments to the Association’s
Declaration. The first Amendment clarified terms and restrictions regarding the
former golf course property. The second Amendment redefined and removed
the Declarant from the Declaration. We believe the first amendment corrects a
possible ambiguity in the current Declaration pertaining to Property subject to
the Declaration, but that doesn't fit into the two defined terms of "Unit" and
"Private Amenity". The second amendment removes reference to the

Declarant as that term is no longer applicable and it's use in the Declaration can cause confusion. We believe that these amendments will further support the Board's interpretation of the documents and ability to participate in decisions affecting the West Neck community as intended by the Declaration."

Homeowners Forum:

The floor was opened for homeowner's questions and comments. 5 homeowners addressed the Board.

Voting Member Reports:

Blue Lake Voting Member Thelma Shelton gave a report.

Approval of Minutes:

- Sue Mays made a motion to accept the minutes from the July 13, 2022 Board meeting. Motion carried. Unanimous.

Reports:

- Financial report was given by Bobby Ross.
- Landscaping report was given by Chuck McKinney.
- Educators Club report was given by Frances Rayburn
- Learning Committee Report was given by Tim Ryan
- General Managers Report VH&P was given by George Davis (RFP for Web Site Vendors)
RFP was tabled at his request pending more information.

New Business:

- **A.** Discussion on Renderings provided by Woolpert Inc. for Three parcels of Land:

No Board action was taken. More information will be forthcoming at the next Board Meeting.

- **B.** Discussion on Monument Proposals:

Bill Rosenow made a motion to accept the proposal from James River at a cost of \$23,340.15.

Motion carried. Unanimous.

- **C.** Discussion on Fountain Proposals:

Tom Luckman made a motion to accept the proposal from Solitude Lake Management for three fountains with lights at a cost of \$35,432.

Motion carried. Unanimous

- **D.** Discussion on Request for Proposals for 2023 Landscape Maintenance:

Tom Luckman made a motion to accept the RFP.

Motion carried. Unanimous

- Bill Rosenow moved to adjourn the meeting.

Motion carried. Unanimous.

7:32PM

Meeting Adjourned

Respectively submitted,

Bill Rosenow, Secretary