West Neck Community Association
Minutes of the Regular Meeting of the Board of Directors
March 20, 2024

Board Meeting:

6:00 PM

Meeting was called to order at the West Neck Village Hall.
The meeting opened with a pledge of allegiance to the flag.

Attendees:
Tom Luckman, President
Robert Tice, Vice President
Bobby Ross, Treasurer
Chandler Calvert, Secretary
Sharon Williams, Director
Robert Gaines, Director
Bruce Biddle, Director
Beverly Mallard, Community Association Assistant Manager

The meeting was an open meeting and approximately 52 homeowners were present.

President's Welcome:

Tom Luckman thanked the homeowners for attending and asked new homeowners to introduce themselves. Tom Luckman announced the meeting was being recorded.

APPROVAL OF AGENDA:

- Tom Luckman made a motion to approve the agenda with the

following modification. Item 13J be changed to read "Committee Issues and moved until after the Executive Session. Motion carried, Unanimous.

President's Update:

Tom Luckman gave updates on pending legal issues, House bill 1054, golf course issues, road improvement progress and CA Day information on HOA insurance rising rates.

Homeowners Forum:

The floor was opened for homeowner's questions and comments. 8 homeowners addressed the Board.

Voting Members Report:

No Voting Member Reports were received or read.

Approval of Minutes:

- Chandler Calvert made a motion to approve the minutes from January 17, 2024, Regular Board Meeting. Motion carried. Unanimous

Financial Report:

Financial report was given by Bobby Ross.

Committee Reports:

Marketing Committee report was read by Suzy Feldman.
Landscaping Report was read by Connie Milne.

Director of Operations Report (VH&P):

George Davis reported on the Village Hall and Pool.

OLD BUSINESS:

A. Re-point Mortar on Brick Walls-Middle Island:

- Chandler Calvert made a motion to accept the proposal from AssociaOnCall for brick repairs at a cost of $3,650. Motion did not receive a second. Motion failed.

- Tom Luckman made a motion to approve the proposal from Whitman Development Group for the brick repairs at a cost of $6,334.00. Motion carried; Bobby Ross opposed.

B. Replace Damaged Sections of Sidewalk-VH & Middle Island:

- Sharon Williams made a motion to accept the proposal from Whitman Development Group to replace the damaged sidewalk sections at a cost of $1,444.00. Motion carried; Unanimous.

C. Recreation committee's Pickleball Court Location (sound survey proposal):

- Bruce Biddle made a motion to accept the proposal from PSM Consulting for a sound survey at a cost of $1,500.00. Motion carried; Bobby Ross opposed.

New Business:

A. Approval of Village Hall Ad-Hoc Refurbishment Committee:

- Chandler Calvert made a motion to approve the Village Hall

Refurbishment Ad-Hoc Committee Charter as presented. Motion carried; Unanimous.

B. Fitness Equipment Replacement:

- Chandler Calvert made a motion to accept the Quote from Dashfit Fitness and Apparel for equipment replacement at a cost of $37,455.45. Motion carried; Unanimous.

C. Baymark Seal Removal and Replacement:

- Tom Luckman made a motion to accept the proposal from IDF Pensign to replace the Baymark sign with a granite sign indicating the Villages of West Neck and providing 3 designs for Board approval. Motion carried; Chandler Calvert and Sharon Williams opposed.

D. Pool Maintenance Contract:

- Bobby Ross made a motion to approve the proposal from Sand Dollar Pools for pool maintenance at a cost of $10,552.50. Motion carried; Unanimous.

E. Gateway Landscaping Plan Proposal:

Tom Luckman informed the Board that he approved $600 for the Gateway Landscaping Plan Proposal.

F. Garden Club Expenditure Request:

Tom Luckman informed the Board that he approved $1,503.93. for Garden Club expenses.

G. Community Estate and Yard Sale Issue:

No Board Action Taken.

H. "Draft Revision" of the Village Hall & Pool Operations Manual:

No Board Action Taken.

I: SOTAR Initiative:

No Board Action Taken

J: Marketing Committee Issues:

Item moved by Board motion (above) to after Executive session.

K: Proposal to Re-Seal Gatehouse Roof:

- Tom Luckman made a motion to accept the proposal from AssociaOnCall to reseal the Gate House roof at a cost of $1,990.00. Motion carried; Bruce Biddle opposed.

7:50 PM

Executive Session:

- Tom Luckman made a motion to move to executive session to discuss personnel matters and probable litigation. Motion carried; Unanimous.

8:10 PM

Resumed Regular Session

- Tom Luckman made a motion to engage the firm of Pender & Coward, specifically Mr. Mark Baumgartner, their land use attorney, for any legal support needed by the WNCA to oppose any upcoming development application that would adversely impact the City Comprehensive Plan as it relates to the Transition Area guidelines and ultimately the residents of the Villages of West Neck. Motion carried; Unanimous.

- Bruce Biddle made a motion to adopt the WNCA Communication and Marketing Committee Charter of March 20, 2024, as presented. Motion carried; Sharron Williams opposed.

- Tom Luckman made a motion that in accordance with the WNCA Communication and Marketing Committee Charter of March 20, 2024, we appoint the following residents to the Communication and Marketing Committee:

  Bruce Biddle-Chair
  Janet Blohm, Cheryl Bugelski, Ruth Conover, Suzy Feldman, Tim Ryan and Ellie Weingaertner.

  The following committee members are assigned eNews:

  Editors: Jane Bohrer, Susan Cox, Helen Genco, Bob Kolin, Ken McCrory and additionally George Davis-Ex Officio voting member and Deb Leedy-Administrative Support Non-Voting. Motion carried; Unanimous.

- Tom Luckman made a motion that in accordance with the Declaration of Covenants, Conditions and Restrictions of West Neck, Article V., Architectural and Landscaping, Section 5.2 Architectural Review, Paragraph (b.) which states in part: "The ARC when appointed shall consist of at least three, but not more than 7 persons who shall serve and may be removed and replaced in the Board's discretion" that we appoint the following residents to form the Architectural Review Committee:
  Rob Gaines – Chair
  Jim Watt Teresa Morris, Kathleen Lam, Barbara Firich and Ken McCory.
  Motion carried; Unanimous.

ADJOURNMENT:

Tom Luckman adjourned the meeting.

8:20 PM
Meeting Adjourned
Respectfully submitted.
Chandler Calvert, Secretary