

West Neck Community Association
Minutes of the Regular Meeting of the Board of Directors
July 17, 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
Robert Gaines, Director
Bruce Biddle, Director
Brett Campbell, Community Association Assistant Manager
Sharon Williams, Director -approved absence

The meeting was an open meeting and approximately 85
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. He also reminded the
homeowners that this is the Board's business meeting and except for
the homeowner's opportunity to address the Board during the
Homeowner's forum, there is no other opportunity to speak during
the meeting unless the chair requests your input. The Board will
note any comments, but there is no communication back and forth
with the Board during the Homeowner's forum.

Homeowners Forum:

The floor was opened for homeowner's questions and comments. 4 homeowners addressed the Board.

APPROVAL OF AGENDA:

- Bruce Biddle made a motion to approve the agenda. Motion carried, Unanimous.

6:20 PM

President's Update:

Tom Luckman gave updates on pending legal issues, Harrison and Lear's recent efforts in development and updates on the entrance sign/wall repairs.

Voting Members Report:

Carrollton Voting Representative Anne Haley gave a verbal report.

Approval of Minutes:

- Chandler Calvert made a motion to approve the minutes from May 15, 2024, Regular Board Meeting. Motion carried. Unanimous

Financial Report:

Financial report was given by Bobby Ross, Treasurer.

Committee Reports:

John Swann, representing the Recreation Committee, reported on the status of the previously proposed pickleball courts. The report included items totaling an estimated \$150,000 without sound mitigation. The committee will next obtain 3 proposals from qualified engineering firms to plan and execute 2 pickleball courts with the appropriate surface for our residents and will include amenities and landscaping.

Communication and Marketing Committee acting Chair and Board Liaison, Bruce Biddle, gave a verbal report on outstanding website issues.

General Manager & Director of Operations Report (VH&P):

George Davis reported on the Village Hall and Pool.

OLD BUSINESS:

A. Review and Discuss Recreations Committee's Report on the Pickle Ball Issue:

Item was discussed during committee reports.
No Board action was taken.

B. Review and Discuss the Landscape Committee's Report and Proposals Concerning Landscape Improvements:

- Tom Luckman made a motion to table this item to the next business meeting. Motion carried. Unanimous.

New Business:

A. Review and Discuss ARC Process Improvements and Inspection Schedules:

No Board action was taken.

B. Review and Discuss Designation of Tammy Van Dame as the Association's Website Platform Manager, a position required by our recently approved Communication and Marketing Policy:

- Tom Luckman made a motion to appoint Tammy Van Dame as the Association's Website Platform Manager. Motion carried. Unanimous.

C. Review and Discuss Proposed Resolution 2-2024 Authorizing the Expenditure of Limited Funds by the President Due to Emergent Issues:

- Tom Luckman read and made a motion to adopt the proposed Resolution. Expenditure authorized to \$2,500. Motion carried 5/1. Bobby Ross voted no.

D. Review and Discuss Purchase of Decorative Signposts for the Community Entrance:

- Chandler Calvert made a motion to accept the proposal from American Road Markings for decorative signposts at the Community entrance at a cost of \$7,490. Motion carried. 5/1 Bobby Ross voted no.

7:50 PM

EXECUTIVE SESSION:

- Tom Luckman made motion to move to Executive Session for the purposes of discussions on Homeowners Delinquencies/Bad Debt and Personnel Issues. Motion carried. Unanimous.

Tom Luckman excused himself after the personnel issue to attend to an emergent family issue. Vice President Bob Tice assumed the meeting Chair.

8:25 PM

Executive Session adjourned; regular business session resumed.

- Chandler Calvert made a motion to write off 9 bad debt accounts totaling \$ 1,133.70. Motion carried. Unanimous.
- Chandler Calvert made a motion to write off a foreclosure debt of \$1,046.69. Motion carried. Unanimous.

ADJOURNMENT:

Chandler Calvert made a motion to adjourn the meeting. Motion Carried. Unanimous.

8:30 PM

Meeting Adjourned

Respectfully submitted.

Chandler Calvert, Secretary