

WESTBROOK LAKES HOMEOWNERS ASSOCIATION
Board of Directors Monthly Meeting
Wednesday, January 20, 2021

Pursuant to Section Six, 6.2, of the By-Laws of Westbrook Lakes Homeowners Association, Inc., the Board of Directors' meeting was duly called and held on the above date via Zoom meeting.

Present: ~~Kyle Rouch, Vice President~~
Jill Penn, Secretary
Adriana Usubillaga, Treasurer
Morley Lee, Director
Vince Castro, Director

*print
Collections
minutes
cc Nor - now
Morley*

Absent: *Kyle Rouch*

Managing Agent: Tammi Norris SCS Management Services, LLC

CALL TO ORDER: Meeting was called to order at 6:32 pm.

BOARD REFERRAL: The Board Referral list for deed restriction enforcement was reviewed with one violation cleared; two moved to NNC and one on monitor. No other Board action needed at this time.

COLLECTIOINS: There are no accounts in collections with the attorney and no Attorney Status Report was reviewed.

The Board adjourned the executive meeting and reconvened into general session at 6:37 PM.

GUESTS TO ADDRESS THE BOARD: There were no guests to address the board.

MINUTES: The minutes of December 2020 meeting were reviewed. Director Castro made a motion to approve the Minutes with correction. Director Penn seconded the motion. All were in favor.

ACTION TAKEN OUTSIDE OF MEETING:
There was no action taken outside of the meeting.

COMMITTEE REPORTS:
Neighborhood Events: Christmas Decorations looked good; contest was ^{held} ~~help~~ and prizes awarded. Electrical outlets were all working this year and community lights looked good. Purchasing more lights next year will be considered.

Pool: Pool pump #4 is not working. Pumps 1 and 2 are operating well. Pump 3 needs minor repair. Bids received and repairs were approved. All pool lights on right are out. May be a breaker and Director Castro will check again.

Lake: Hydro seeding is on hold until spring.

Landscape: All common ^{area} are landscape looks good.

MANAGEMENT REPORT: Mrs. Norris present the January Management Report reviewing the Collections Schedule amount and percentages collated and spent.

FINANCIAL REPORTS: Director Usubillaga presented the December yearend financial report and noted the year ended financially strong.

UNFINISHED BUSINESS: Lake Management Vendor contracts was briefly discussed and considering staying with current vendor.

NEW BUSINESS: CPA Engagement Letter was not discussed. 2021 Annual Meeting will be held Wednesday, March 24, 2021 via zoom. 2021 pool contract was reviewed and approved with a motion from Director Castro and a second from Director Usubillaga. Collections Schedule March reminder statements was not discussed.

Usubillaga

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned at 8:02 PM.

ATTEST Board Approval
March 2, 2021
Meeting Minutes
Rescheduled
February 24, 2021
Meeting
J. W. Jones

DATE 03/02/21