

MINUTES

Westwood Club Board of Directors Meeting

May 27th, 2025

DIRECTORS PRESENT: Gordon Tetlow, Faya Nemati, Chris Numbers, Miguel Lopez,
Emilie LaSota, Rick Micheri and Nitin Chhabra

DIRECTORS ABSENT: none

STAFF PRESENT: Steve Fluss, Nora Kessler, Lauren Barry

STAFF ABSENT: None

I. CALL TO ORDER

1. The meeting was called to order at 7:02 PM in the Lounge by President Gordon Tetlow.

II. GUESTS

1. None

III. MINUTES

1. A motion was duly made and seconded to approve April 29th, 2025; Regular Meeting as presented. Motion carried.
2. A motion was duly made and seconded to approve April 29th, 2025, Executive Meeting Minutes. Items discussed included Legal matters including small claims, contract formation with Club Automation, potential audit contract formation,

IV. EXECUTIVE SUMMARY

1. Items discussed include Legal matters, a homeowner disciplinary hearing and personnel healthcare renewals.

V. COMMITTEE REPORTS

1. ARC Report

- a. There was a review of the recent ARC report prepared and given by Lauren Barry. She explained there is an uptick in home painting.

VI. OLD BUSINESS

- a. An update on the initial meeting with Club Automation was given, along with a list of hardware that may be purchased separately.
- b. The Playground renovation was discussed and is tentatively scheduled for the week of 8-10-25. Target completion date would be Labor Day Weekend. This schedule avoids preschool session.

VII. NEW BUSINESS

1. The Board reviewed the package insurance, D&O coverage, cyber policy and employment practices. A motion was duly made and seconded to approve the renewal terms for the 2025-26 policy year. Motion carried.
2. The Board reviewed two proposals for the annual audit and tax preparation. A motion was made and seconded to approve the bid in the amount of \$3,350 from Gregory Villard, CPA. Motion carried.

VIII. MANAGER'S REPORT

1. It was reported that the foul ball netting is scheduled for 6-9-2025.
2. Manager Fluss reported that he proofread the outgoing statements which were sent this week. Homeowners will notice a new lockbox address in the remit portion of the statement.
3. Manager Fluss and Kessler addressed the Board on the status of summer programing.
4. The lamp pole near the spa has now been replaced with a new pole.

IX. FINANCIALS

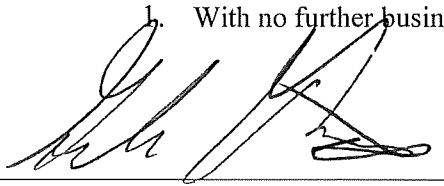
1. The April 2025 financials were reviewed as presented.

X. CORRESPONDENCE

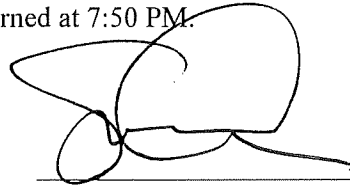
XI. FOR THE GOOD OF THE ORDER

XII. ADJOURNMENT

1. With no further business the meeting was adjourned at 7:50 PM.



Gordon Tetlow, President



Steven A. Fluss, General Manager