



**WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
MEETING OF THE BOARD OF TRUSTEES
TO BE HELD JANUARY 25, 2025, AT 9:00 AM at WESTWOOD SHORES COUNTRY CLUB**

Please note that the Owners forum is provided at the end of this Board of Trustees meeting. Any owner who wishes to do so may speak briefly on matters of concern that need to be brought to the Board's attention. Owners are welcome to attend the full meeting (with the exception of the Executive Session), but not to participate in the Board's discussion. Please remember there are to be no video or audio recordings of the meetings.

1. Call to Order
2. Adoption of Agenda
3. Announcements
4. Constable Report
5. Consideration of Minutes – November 25, 2024, Board of Trustees Meeting
6. Reports
 - a. Access Control – See Dexter's Supervisor Report & Updates attached for Board Review.
 - b. Architectural Control Committee – December 09, 2024, and January 13, 2024, Minutes attached for Board Review.
 - c. Maintenance Report – Supervisor's Report & Updates attached for Board Review.
 - d. Budget Committee – December 31, 2024, Financials, and meeting notes from January 21, 2025, attached for Board Review.
 - e. Deed Violations and Inspection Visits Reports – Report attached for Board Review
 - f. Country Club Committee Report – January 8, 2025, minutes attached for Board Review.
 - g. Greens/Golf Committee Report – December 30, 2024, minutes attached for Board Review.
 - h. Streets and Road – Meeting minutes from January 14, 2024, attached for Board Review.
 - i. Strategic Planning Committee Update – minutes from January 2025, attached for Board Review.
 - j. Maintenance Committee – January 8, 2025, minutes attached for Board Review.
 - k. Neighborhood Watch Committee – December 12, 2024, minutes attached for Board Review.
7. Ratification of Actions taken via Unanimous Written Consent
 - a. Offer on 10-11-17
 - b. Offer for sale on 08-05-28
 - c. 2025 Trash Schedule
 - d. Request to put up a protective covering on 03-07-03
 - e. Approval of TPV Agreement
 - f. Denied offer on 11-01-08
 - g. Approved youth hunting program
8. Items for Consideration
 - a. Consideration and vote on levying fines for owners in violation.
 - b. Consideration and vote on referring violating owners to the Association's attorney.
 - c. Consideration and vote on referring delinquent owners to the POA over to the Association's attorney.
 - d. Consideration and vote on recommendations from the Architecture Control Committee.
 - i. Consolidation on 07-80-46 & 47
 - ii. Consolidation on 01-19-14 & 15
 - e. Consideration and vote on recommendations from the Budget Committee, if any.
 - f. Consideration and vote on recommendations from the Greens/Golf Committee, if any.
 - g. Consideration and vote on recommendations from the Country Club Committee, if any.
 - h. Consideration and vote on recommendations from the Streets and Road Committee, if any.
 - i. Consideration and vote on recommendations from the Strategic Planning Committee, if any.
 - j. Consideration and vote on recommendations from the Maintenance Committee, if any.
 - k. Consideration and vote on recommendations from the Neighborhood Watch Committee, if any.
 - l. Consideration and vote on changes on ACC Policy Manual.
9. Owner's Questions
10. Adjourn to Executive Session
11. Executive Session:
12. Reconvene Open Session
13. Adjournment
14. Date of Next Regular Scheduled Board Meeting – February 24, 2025