

**Highlights from the POA Board Meeting July 28, 2025**  
**“Reimagining Together”**

- **Property Owner questions may be found at the end of the Board *Highlights*.**
- **President Deta Rogillio made the following announcements:**
  - Employee of the Month – Lena Ewart from Access Control
  - New property owners meeting will be August 9 @ 10:00 in the clubhouse
  - The pool is nearing completion. The sod is down around the pool, and the fence is being prepared. The sidewalks to the pool and fitness/bathroom are being worked on this week. The fitness/bath is scheduled to be painted this week.
  - Country Club Ad hoc committee continues with their “fun-raisers” to help with reimagining the clubhouse. Upcoming events:
    - August 9        7:00pm - 9:00 pm Trivia Night, \$5/person
    - August 16      7:00pm Golf Cart Poker Run
    - August 23      3:00 pm-5:00 Paint your Pants with Polly
  - We have received our first bench from our plastics collection, and we are working on a second bench.
  - The new Westwood Shores entrance sign is progressing.
  - “WSConnect “is the official POA site for all factual information. Training for residents will be offered soon.

**Reports:**

- **Constable Report:**

Constable Mark Cole reported that there have been several accidents in the community. Please drive carefully. Parks and Wildlife announced they will allow us to have up to 6 tags for the alligator harvest. Dates will be September 10 – 30th. The POA will have an auction for the tags. Orientation for both the alligator and deer harvesting will be held September 27<sup>th</sup>. Constable Cole also mentioned the passing of Liles Stubbs.

- **Access Control:**

Trustee Deta Rogillio announced the Access Control statistics for June were: Logged in 3,551 vehicles for the POA, 1428 contractors, 263 guests to Marina Village, and 541 guests to the Country Club. For the year 2025, there have been 32,253 individuals checked in for the POA, 11,355 contractors, 1,517 for Marina Village, and 4,123 for the Pro Shop. Gate Sentry is up to 70% usage by the property owners.

- **ACC Report:**

Chairperson George Gallagher reported for June: YTD – 4 new homes, YTD 25 improvements/additions, 7 consolidations, and 23 denials. For the month of June, 7 additions/improvements, 1 consolidation, and 1 propane tank.

- **Maintenance Report:**

It was reported that heavy haul drop-off totaled 50 yards. Roadside mowing continues, and cleaning up debris continues. The hay fields continue to be mowed as weather permits. A new grill/stove was installed in the 19<sup>th</sup> Hole, and lights were replaced in the club house ice machine room and above serving tables. New boat cleats were added to the boat ramp dock and bulkhead. Diversified has started the culvert repair on Westwood East; however, other current drainage projects are on hold until new fiber optic lines are installed.

- **Budget Report:**

Trustee Rick Renfro reported the association ended June 2025 with approximately \$1,970,162 in liquid assets. The total Association operating income for the month of June was \$292,487 and was better than the budget by \$51,668. Our total operating expense was \$348,614, which was \$12,014 worse than the budget. This was due to the additional work associated with the pool renovation, which was previously approved. The total net income for the month of June was \$39,654, better than the budget. The net year-to-date income is \$279,009 better than the budget. Total payroll expense for the entire association was under budget for the month. The pool and fitness center expenses will have a negative drain on our liquid asset account balance over the next two months; however, our current year-to-date performance will help minimize the impact. The overall financial performance for the month was very strong, and the year-to-date performance continues to be strong as well.

- **Deed Violations Report:**

34 Corrected, 88 new violations, 10 legal or Public Nuisance, and 55 open violations

**Reminders:** Flags may not go on trees or utility poles. Building materials must be stored and not visible from the front. No chemicals should be put in household trash.

- **Country Club Committee Report:**

Trustee Susan Keel stated the Ad-hoc committee has raised to date, \$8,177.60 to go towards “Reimagine the Club House”. \$2,117.53 has been spent to purchase the new 19<sup>th</sup> Hole chairs.

- **Streets/Roads Committee Report:**

Trustee GM Cox reported that the maintenance department has purchased a Chop Saw to assist with road patching projects. A pallet of the material has been donated and will be used in the repair of potholes and monitored over time to assess the functionality. The committee has received the road paving cost from Waters Construction and will be working on a proposed road work budget request.

- **Strategic Planning Committee Report:**

Trustee Ron Auvenshine reported that the communications committee is now established and is functioning. The strategic planning committee has been working on the second committee, Marketing, and is finishing up on the structure of that committee.

- **Maintenance Committee Report:**

Trustee Ron Auvenshine reported the committee will be working on several ideas to help “reimagine” areas of Westwood Shores. Maintenance issues that were reported were structures that need repainting, entrance curbs needing paint, clearing of ditches to continue, and better lighting in the front mailbox area.

- **Neighborhood Watch Committee report:**

Trustee Cheryl Savage announced that the date for the Neighborhood Night Out will be October 4, and the Christmas Golf Cart Parade will be December 13.

- **Communications Committee Report:**

Trustee Deta Rogillio reported that the private screening events for organizations and activity groups have been well attended, and more events will be scheduled to help residents. Vignettes are being created to address community myths concerning communications and connections.

## **Items for Ratification: None**

## **Items for Consideration:**

- **Budget Committee**

- Recommended hiring an outside professional vendor to maintain the pool for the balance of this year at a projected cost of \$5,617. ***This was approved.***
- Recommended to change Heavy Haul drop-off to twice a month, the first and third Saturday of the month. ***This was approved.***
- Recommended to purchase 6 alligator tags as approved by the State Dept. of Parks and Wildlife and start the auction bid at \$100/tag, advertising these tags outside of Westwood Shores through social media or other outlets. ***This was approved.***
- Recommended to secure Friday, July 3, 2026, for next year’s fireworks event. ***This was approved.***

- **Communications Committee**

- Recommended to purchase a Hosting Service at the cost of \$874/yr. ***This was approved.***

## **ARTICLE 23 Garbage Policy**

- Recommended to change the Garbage Policy to the following:

The Westwood Shores POA provides “heavy haul” drop-off available at the Maintenance facility to property owners twice a month on a pre-defined schedule. However, bulky/heavy items place an undue expense on this service. To offset the cost of this service to the community, property owners shall be charged individually per item for drop-off or pickup of bulky/heavy items.

- Bulky/heavy items include any appliance (refrigerator of any size, microwave oven, washer, dryer, range, under counter ice machine, trash compactor, water heater, 50” or larger TV, and dishwasher) outdoor grill, fire pit, mattress, box spring, recliner, sofa, love seat, side chair, table, dresser, night stand, head board, lawn mower and large outdoor furniture/patio sets.

- To drop off one of these items at the Maintenance facility, property owners will incur a \$20 per-item charge. The charge shall be paid at the time of the drop-off. All payments will be by credit or debit card, as no checks or cash shall be accepted.

- If the property owner is unable to make the drop off themselves, a home pick up may be scheduled through the POA office for a fee of \$40 for the first item and \$20 per item for up to two other items for a maximum of three items per home pick up. The fee will be payable at the time of scheduling. All home pick-up items must be brought to the street for pickup.

- The two-yearly or semi-annual heavy haul pickups throughout the community following Garage Sale weekend shall continue. However, bulky/heavy items must still be scheduled through the POA Office, and the charge shall be reduced to \$20 per bulky/heavy item during these two community pickup times only. Tires, paint, batteries, any lawn, pool, or other chemicals are not allowed in household or heavy haul trash.

***This was approved.***

The next Board Meeting is Monday, August 25, 2025.

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### **Property Owners' comments/questions at the meeting addressed the following topics:**

- A property owner inquired if the POA is responsible for maintaining and repairing the road going into Salt Creek. *The Salt Creek property owners are responsible for their road.*
- A property owner asked if the POA has the ability to do anything about Windstream and the lack of service. *The POA does not have this authority; however, hopefully, the new fiber optics being installed will offer an alternative.*

- Several property owners inquired about drainage issues. *Both of these are being addressed by maintenance.*
- A property owner requested a sign be put up in the 19<sup>th</sup> Hole showing the password to the POA Wi-Fi in the clubhouse in order for residents to be able to access the internet. *The POA Board responded that this can be done.*
- A property owner asked if “WSConnect “was available to anyone to view. *It is, but a password is needed in order to access specific community groups.*
- A property owner asked if Westwood Shores was a retirement community, a golf community, or a community that encourages younger families. *Westwood is all of the above.*
- A property owner asked if the board would consider a corkage fee for residents to bring in their own wine? *This will be researched with our license, and if possible, come as a recommendation from the Country Club Committee.*