

# WESTCHESTER CONDOMINIUM ASSOCIATION

## BOARD OF DIRECTORS MEETING

May 15, 2014

Upon notice duly given in accordance with Florida law and the Bylaws of the Westchester Condominium Association, Inc. (the Association), the Board of Directors convened a meeting on May 15, 2014, at 10:00 a.m. The meeting was held in Club 72 at The Westchester Condominium, 4825 Gulf of Mexico Drive, Longboat Key, Florida.

### **Call to Order**

The meeting was called to order by John Rhoder, President, at 10:00 a.m. Present at the meeting, in addition were Lois H. Barson, Mark Benjamin, Bonnie Cocchiaraley, Steve McAuliff. Warren Harding and Thomas Murphy attended via conference phone. A quorum was confirmed. Also attending was Toni Giliberti, Westchester Association Manager. Fifteen owners were also present.

### **Proof of Notice**

Mr. Rhoder asked Ms. Giliberti to confirm Proof of Notice for the Meeting. Ms. Giliberti confirmed appropriate notice of the meeting was sent to all Directors, and that a notice was posted on each condominium bulletin board May 2, 2014, a copy of which will be kept in the permanent file.

### **Approval of Meeting Minutes: March 31, 2014 and April 25, 2014**

Upon motion duly made by Steve McAuliff and seconded by Mark Benjamin, the Minutes of the March 31, 2014 Regular Meeting and the Minutes of the April 25, 2014 Special Meeting were approved as submitted.

**At this time the order of business was suspended.** Sgt. Randy Thompson of the Longboat Key Police Department made a presentation to the Board. A summary of report is found on Page 2 of these minutes, **Old Business: Security and Safety**

### **Sand Dune Mitigation Report**

Mr. John Rhoder reported that one and half weeks ago we learned that we have been denied permission to mitigate the dunes. The only recourse we have left is to re-dig the trench in front of the retaining wall so that blowing sand will fall into the trench rather than into the pool area. To that end we are applying to Town of Longboat Key for a permit to hire a front-end loader to dig the trench.

### **Document Review Committee Report**

Lois Barson reported that she had asked the members of the Review Committee for a final analysis of the data collected from the surveys and the open meetings. Five of the six members

submitted their analysis. Four of the five were in consonance on all but one issue. In that one case, three of the five were in consonance. The one sheet summary of the results would be emailed to the members following this meeting. An additional communique will be sent to set up a conference call meeting in the next two weeks, after which the committee will send the Board its recommendations. If the Board agrees, the material will be sent to our attorney for review and preparation for an owner vote. Under consideration are six articles for the Document and two suggestions for Special Board Rule.

### **Capital Improvement and Maintenance Committee Update**

Mr. Rhoder received a detailed report from Loraine Keady, chairperson, on April 30, 2014. The committee has focused on two capital improvement projects: installation of a putting green in the now non-functioning orchard area and the barbeque/patio outside the back doors of Club 72. Data has been gathered on both projects, and several presentations have been made to members of the committee. The committee report requested that the Board approve a \$1000 per owner Special assessment. Lois Barson motioned to proceed with the projects and the proposed assessment. The motion was seconded by Steve McAuliff. Following discussion of locations, costs, security use issues and possible insurance liability, Lois amended the motion to authorize the Board to handle the assessment as two separate projects. Bonnie Cocchiaraley seconded the motion. Steve McAuliff motioned to approve the amended motion of separate assessments. It was seconded by Bonnie Cocchiaraley and passed. When the committee makes its final selection of providers, a 66% approval of owners will be required to actually undertake this project.

### **Leases, Loans, Rentals and Sales**

Manager Toni Giliberti read the current and upcoming leases, loans, and rentals, and confirmed that all documentation was in order. Her report was accepted and approved.

### **Unfinished Business**

#### **◆ Security and safety**

As a follow-up to the discussions about safety at the March 31, 2014 meeting, the Board had requested that Mark Benjamin invite a member of the Longboat Key Police to join our meeting to discuss safety at Westchester and on Longboat Key. Sergeant Randy Thompson discussed the following:

- Personal safety: While LBK is one of the safest places to live, we still need to be vigilant, cautious and smart. Always lock doors and windows when leaving our condos, even if we are just heading out to the beach, the laundry or the trash areas. Lock our bicycles both on the property and when out on errands. Know the make and serial number of your bike. There has been a rash of thefts. Be aware of internet scams, of which he shared several of the most current. Combat ID theft by not ever giving any personal information out over the phone or online.

- General safety: We might want to consider installing security gates at our entrance. We are allowed to install private signage on our own property at the beach areas. Do check with Mark Richardson in the Town offices first for approval. Keep our gates locked. Each owner, visitor and renter needs to assume responsibility to be vigilant. LBK does have an ordinance prohibiting public beach access from 11 p.m. to 5 a.m. Access from private property by residents is ok.
- LBK License Plate Recognition System: Sgt. Thompson explained the operation of the two cameras, one at each end of GMD, and its success to date.
- Additional information: Go to the LBK Website- [www.longboatkey.org](http://www.longboatkey.org); then click onto Departments, click on Police, click on Public Safety Websites
- Board members and Ms. Giliberti were given information packets with more lengthy explanations of each area covered in the presentation for continued reference as well as Sgt. Thompson's offer to call him at any time.

#### ◆ **Landscaping Committee**

Mrs. Freddie Baribault, chair, submitted a full report to president Rhoder. This will be presented and discussed at our next meeting in August. All work is proceeding as needed. Bonnie Cocchiaraley asked if we could restore the lighting in the trees at the entrance to improve safety access in the evenings. She will refer this request to the committee, of which she is a member.

#### ◆ **Owner Concerns**

- **Q:** Where do we stand on the issue of multiple ownership? **A:** The current proceedings on this issue are on hold until the Document review is complete.
- **Q:** What is the status of the contested tree placement? **A:** It is on hold.

#### **New Business**

Mark Benjamin announced that he recently had attended a Condominium Board Member certification seminar in Tampa and displayed his certificate. He brought back legal papers for the new Board Members to sign in lieu of attending the workshop. Ms. Giliberti assured Mark that both Steve McAuliff and Lois Barson had read and signed those documents shortly after being elected to the Board last January. All of our Board members are appropriately documented. Lois Barson requested that in the future all members share such opportunities with the entire Board so that each person will have the option of attending.

#### **Adjournment**

The meeting was adjourned at 11:40 a. m. following the acceptance of a motion by Tom Murphy and seconded by Steve McAuliff.

**Respectfully submitted,**

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**Lois H. Barson, Secretary**