

Westwood Country Estates Board Meeting

June 11, 2020

In attendance: Anthony Purificato (Watson Reality Corp), Allen Scott, Tony Gunn, Linda Pick, Richard Turk

Not in attendance: Michael Moehring

This meeting was held at Allen Scott's house, 642 SW Keats Avenue, at 6:00 PM on June 11, 2020. Meeting called to order at 6:00 pm.

Treasurers Report: No report was discussed or exchanged. Anthony mentioned that the Treasurer's report is posted on the website. He will again give the link to the Board.

Secretary's Report: No report was discussed or exchanged.

Old Business: Surveillance camera on Keats Avenue is working.

Renewal of our POA Covenants: The Declaration of Covenants and Restrictions for Westwood Country Estates expires on August 23, 2020. Motion made by Allen Scott, seconded by Richard Turk and unanimously adopted to renew and preserve the Declaration of Covenants and Restrictions. The summary notice was signed by Allen Scott and witnessed. The original signed notice will be returned and recorded in the Official Records of the County Clerk of the Circuit Court. Anthony will take responsibility for the filing.

The Board discussed adding specific Amendments to the Declaration of Covenants and Restrictions. One Amendment would be for a homeowner to lease or rent their home for a period of one year. An approval and background check would be performed for renters. Also discussed were enforced fines at a higher rate for any person or persons in violation of the covenants and restrictions. Anthony will discuss the Amendments with our attorney.

Drainage/Wetland Management: The Board discussed how well the wetlands are looking. Drew is maintaining the area. Keats Avenue had some flooding due to the amount of rain. Drains were cleaned out by some of the homeowners in anticipation of the wet season. Tony mentioned he had the county engineer check the drainage. Everything is in good shape.

Drawing Water from Lake: This was discussed due to the fact that the lake is part of the wetlands and technically, homeowners are not allowed to draw water out of it as 15 residents have been. The concern is when a drought occurs and 15 residents are drawing water out, the possibility of

the lake caving in is a concern, which would cost thousands of dollars. More discussion is needed before it becomes a problem.

Again the yard debris was discussed and the fact that only a few homeowners are dumping on private lots. Allen spoke about sending a letter to these homeowners referencing placing debris on their own property.

The meeting adjourned at 7:10 PM unanimously.

Linda Pick

Secretary