

W. V. Community Association, Inc.  
*A Corporation Not-for-Profit*

Minutes of the Board of Directors Meeting  
January 12, 2022

President Vaughan Abbott called the meeting to order at 1:30PM Via Zoom.

A quorum was determined with all directors present.

Present: Vaughan Abbott, President Jim Crane, Vice President  
Carl Galanti, Secretary/Treasurer Carol Martel  
Phil Marchesani

Also present: Debbie Green, Capri Property Management, Inc.

Proof of notice was given with notice given to each member association representative forty-eight hours prior to the meeting.

Minutes – A MOTION was made by Phil Marchesani and seconded by Carl Galanti to approve minutes of the December 8, 2021 meeting.

*Vote – YEA: Abbott, Crane, Galanti, Martel, Marchesani; NAY: none. Motion unanimously passed.*

**President’s Report** – Vaughan Abbott reported that Donn Colbrunn and Walter Delton added railings at the bocce ball court; new plantings at the clubhouse are installed; dead plants in the hedge along Jacaranda at East Preserve have been replaced.

**Treasurer’s Report** – Carl Galanti reported that as of December 31, 2021 the operating balance is \$83,218 with accounts payable of \$15,031 and reserve balance \$196,278. Expenses for 2021 were on target with budget. The year end surplus is \$68K, some of which is allocated to offset 2022 expenses.

OLD BUSINESS:

Norwalk Cabana Furniture – Vaughan Abbott reported that the previously approved tables and chairs for the Norwalk pool are out of stock and will be ordered when available.

Clubhouse / Cabana Screen Replacement – Vaughan Abbott reported that the cabana screens have been repaired/replaced; new screens will be installed at for the clubhouse sliding glass doors, and screens at both cabanas will be repaired and/or replaced as needed; work scheduled to be completed in the next three weeks.

Grounds – Vaughan Abbott reported that the approved plantings have been installed.

Pools – Pool heater temperature covers are on order. Carl Galanti and Jim Crane will review the pools and order umbrellas and stands as needed.

NEW BUSINESS:

Directories – Vaughan Abbot reported that directory information will be sent to each member association president the first week in February to be updated; updated information must be returned within three weeks of receipt.

Mulch – Jim Crane stated that he and Carol Martel reviewed the grounds and see areas where mulch is needed. A MOTION was made by Vaughan Abbott and seconded by Carl Galanti to ask Landscape Designs by Larry to mulch as needed at a cost not to exceed \$2K.

*Vote – YEA: Abbott, Crane, Galanti, Martel, Marchesani; NAY: none. Motion unanimously passed.*

Next Meeting Date – The next scheduled meeting is the annual meeting February 9, 2021 at 1:30PM at the Waterside clubhouse.

Adjournment – A MOTION was made by Carol Martel and seconded by Jim Crane to adjourn the meeting. The meeting adjourned at 2:30PM.

Submitted

Debbie Green  
Capri Property Management, Inc.  
For the Secretary