

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
November 27, 2023

Board Members: Charlie Cooper (Pres), Ross Ethier (Trea), Teri Bond (absent), Judy Hamilton,
Bill Johnson
Others Present: Scott Carter

I. Call to Order

Charlie Cooper called the meeting to order at 7:06 p.m.

II. Approval of Minutes

Board Policy – The minutes emailed to the Board will be deemed to be approved if no corrections are made after 7 days.

The June 12, 2023 minutes were approved via email.

III. Financial Matters

A. Financial Review

The October financial statements were distributed.

IV. Maintenance & Landscaping

A. Maintenance

1. Shutter Maintenance

The shutter repairs have been completed.

B. Landscaping

1. Community Gathering Space in the Common Area

Alex Smith has been hired to provide a conceptual design for the community gathering space.

2. Christmas Tree

A community Christmas tree will be placed in the common area.

V. Old Business

VI. New Business

A. 2024 Budget

MOTION: Ross Ethier moved to approve the 2024 Budget. Bill Johnson seconded the motion.

ACTION: Passed

B. 2024 Budget Meeting

The special association meeting for the purpose of reviewing the 2024 budget will be held on Wednesday, December 13th at 6:00 p.m. in Unit 6.

C. Ansley Park Letter

A letter from the Ansley Park Security Committee will be forwarded to the residents.

VII. Executive Session

VIII. Adjournment

The meeting was adjourned at 7:58 p.m.