

**WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**ANNUAL MEETING MINUTES**  
**May 2, 2023**

**I. Call to Order**

Charlie Cooper called the meeting to order at 6:07 p.m. A quorum was present with 18 owners present in person or by proxy.

**II. Reading of Minutes**

Tom Callaway moved to waive the reading of the 2022 Annual Meeting minutes. The motion was seconded and passed.

**III. President's Report**

Charlie Cooper presented the President's Report.

**IV. Election of Directors**

**A. Existing Board**

Teri Bond	term expires 2023
Bill Johnson	term expires 2023
Ross Ethier	term expires 2024
Judy Hamilton	term expires 2024
Charlie Cooper	term expires 2025

**B. Nomination for one position (3-year term)**

The Board acting as the nominating committee placed into nomination Teri Bond and Bill Johnson. There were no additional nominations. Doug Hamilton moved to elect Teri Bond and Bill Johnson by acclamation. The motion was seconded and was passed.

**V. Financial Report**

The financial report was reviewed.

A.	04/30/23 Cash Assets	\$198,478.86
B.	Y-T-D Income Statement attached	

**VI. Landscaping Report**

1. The landscaping improvements were reviewed.
2. There was a discussion regarding the future of the common turf area. The two main options were to install synthetic grass or the new Sunbelt Hybrid Grass. The Board will work to obtain the consensus of the owners before determining how to proceed.

**VII. New Business**

**A. Shutters**

There was a discussion about the maintenance recommended for the shutters. The Board will be reviewing maintenance costs and looking for additional options.

**VIII. Adjournment**

The meeting adjourned at 7:16 p.m.