

**The Villas of Westpark Village  
Board of Directors  
Meeting Minutes September 1, 2004, 8 pm**

**1. Call to Order/Establish Quorum**

Carlos Quiros, Richard Johnson, Christine Miller, and Bill Morrison were present.  
Quorum was established.

**2. Minutes**

On motion: Duly made by Bill Morrison and seconded by Richard Johnson.  
Passed unanimously.

Resolve: To approve the board minute for August 4, 2004.

**3. President's Report:**

Carlos Quiros, President, reported:

- a. The Villa painting project will start November 04-Novemeber 06. The painting contract has been signed with Munyan Painting. The cost of the project is 152,000.
- b. The Villas of Westpark Village web-site is now up and running at <http://www.westchase.net/villages/wpv/villas>
- c. Many sprinkler heads are not reaching up high enough to properly water the lawns. Raymow has submitted a proposal and Denise Schek, property manager, is in the process of obtaining other quotes for this project. This issue will be addressed at the next board meeting.
- d. Annual Meeting is scheduled for December 1, 2004. Board will meet again in November, 2004.

On motion: Duly made by Richard Johnson and seconded by Bill Morrison. Passed unanimously.

Resolve: To accept Christine Miller as the Secretary.

On Motion: Duly made by Bill Morrison and seconded by Richard Johnson. Passed unanimously.

Resolve: To appoint a new treasurer, Kevin Riley, to replace former treasurer John Ligonis, who sold his unit within the association, until the end of his term.

**4. Budget Review (1/1/2005-12/31/2005)**

Carlos Quiros presented that the monthly dues will be increased from \$132.00 to \$145.00 per month. Eighty-three percent (83%) of the increase in dues will go into the reserves.

On motion: Duly made by Richard Johnson and seconded by Kevin Riley. Passed unanimously.

Resolve: To accept the 2005 budget.

Bill Morrison resigned his position due to health concerns.

On Motion: Duly made by Kevin Riley and seconded by Richard Johnson. Passed unanimously.

Resolve: To appoint Jack Stromer to the board of directors to replace Bill Morrison until the end of his term.

Morrison stepped down from his Board seat and Stromer took over his place.

On motion: Duly made by Jack Stromer and seconded by Kevin Riley. Passed unanimously.

Resolve: To appoint Richard Johnson as Vice President to replace vacant position.

### **5. Adjournment**

On Motion: Duly made by Christine Miller and seconded by Kevin Riley. Passed unanimously.

Resolve: To adjourn the board meeting at 8:45.

Submitted by:

Approved by

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Christine Miller  
Secretary

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Carlos S. Quiros  
President

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