

Westfield of Vero Beach, Homeowners Association, Inc.

Annual Meeting Package Enclosures

- 1. Meeting Agendas for Board of Directors Meeting, Annual Meeting & Election of Directors and Organizational Meeting.**
- 2. Minutes of the July 2023 Board Meeting and 2022 Annual Meeting and Organizational Meeting.**
- 3. General Proxy, proxy envelope (and instructions)**
- 4. Ballot for election of directors, ballot envelope (and instructions)**
- 5. Postage Paid “Return Envelope” (and instructions)**
- 6. Candidates for the Board resumes**

Westfield of Vero HOA, Inc

Board of Directors Meeting

DATE: Wednesday October 11, 2023

TIME: 6:00pm (Prior to Annual Meeting)

PLACE: Vero's Inn & Suites 8797 20th St. (Rt. 60), Vero Beach, FL 32966

AGENDA

- 1. Call the Meeting to order**
- 2. Verification of Posting**
- 3. Roll Call**
- 4. Approval of Minutes**
- 5. President's Report**
- 6. Treasurer's Report**
- 7. Old Business:**

- 8. New Business**
 - Annual Fees**
 - Appoint ARC Committee**
 - Board Meeting Dates**

- 9. Adjournment**

Westfield of Vero HOA, Inc.

Board of Directors Meeting

Minutes

Wednesday, July 12, 2023 - 6:00 PM

Meeting is being held at :8797 20th Street, Vero Beach FL 32966
Notice of the meeting was posted on the Bulletin Board & e-mail to all Homeowners
Roll Call : Mrs, Sennett, Mrs. Spradling, Mr. Goldman & Mr. Rooney are present.
Mrs. Lowther is absent.

A quorum is present to conduct the business of the Board.

Minutes of the previous meeting have been entered into the record as written.

Presidents Report :

Mr. Rooney reviewed the slow pace of home sales for the past three months and currently only two homes remain unsold.

FP&L adding new poles and wires along 82nd Ave. & 16th Street.

Homeowners are awaiting the construction of a new Publix Market at 82nd Ave & 20th Street.

New apartment complex going up on 20th Street and 74th Ave. with 500 units. Two new gas stations are going up on 20th Street. Is the electric car craze over?

After 15 years at Westfield, water heaters are starting to break down. Two have broken last month.

Treasurer's Report:

Mrs. Sennett reviewed the financials for the past quarter with most categories on or close to budget.

All vendors are being paid on time as scheduled.

One Homeowner has been turned over to the attorney for collection.

The Association is in great shape financially, with working capital and reserves well above forecast.

Our attorney has contacted Union Bank to transfer \$36,000 of HOA funds to The State Bank of Florida.

Unfinished Business:

The board has decided not to pursue Restated Documents as the committee could not agree on many of the proposals and felt it was not worth spending the money on another possible failure to reach a 2/3 majority vote by the membership.

Sidewalk repair along the outside perimeter was halted due to excessive rain recently and will resume in the near future.

Power Washing driveways has mainly been completed, however, some homes still need to be done.

Motion by Mr. Rooney to change Driveway Stain to another color that more closely resembles the color of concrete. The new stain is HC140 "Gray Horizons" available at Sherwin Williams 43rd Ave. West of the Airport. Second by Mrs. Spradling, all voting in favor, the Motion passes.

News Business:

The Annual Members meeting will be held on October 11th, 2023. Preparations will soon be under way for notices and proxies to be mailed for voting for Members of the Board of Directors.

Motion by Mr. Rooney to install permanent stakes at the front gates to hold the gates open during Hurricanes in case of electric failures, to allow the free flow of traffic. Motion Second by Mrs. Sennett, all voting in favor, the Motion passes.

Bushes at the main entrance and in the park need to be replaced and the cost should be around \$500. Motion By Mr. Rooney to give this job to Felix Solis, Second by Mr. Goldman, all voting in favor, the motion passes.

Discussion on weed treatment for the park fails to conclude that this is needed, as both are green.

Motion by Mrs. Spradling to raise the ARC fee to \$100 if work was done without necessary approval of the ARC. Motion seconded by Mrs. Sennett, all voting in favor, the motion passes. An e-mail should be sent to all homeowners and posted on the Bulletin Board.

All homeowners are urged to adjust sprinklers to water lawns during the early morning hours of 5 AM to 6 AM. No watering should be done on Monday morning, due to mowing of lawns.

Members commented on needing more information on metal roofs, and will contact roofers for brochures on style and pricing.

Members advised that new Glossy Black mailboxes can be purchased at Lowe's or Home Depot for about \$40.

Motion to adjourn by Mr. Rooney second by Mr. Goldman, All voting in favor, Motion passes.

Meeting adjourned.

Westfield of Vero HOA, Inc.
Annual Members Meeting & Election of Directors

DATE: Wednesday October 11, 2023

TIME: 6:00 pm

PLACE: Vero's Inn & Suites 8797 20th St. (Rt. 60), Vero Beach, FL 32966

NOTICE IS HEREBY GIVEN that there will be a meeting of the members of Westfield of Vero Homeowners Association, Inc. The purpose of the meeting is to elect Directors, each for a One-year term.

AGENDA

- 1. Chairman will call the Meeting to order**
- 2. Roll Call and Quorum determination**
- 3. Proof of notice of meeting**
- 4. Minutes of the 2022 Annual Meeting**
- 5. Appoint two Proctors**
- 6. Certification of Proxies**
- 7. Proof of Notice, Certification of Quorum**
- 8. Nominations from the floor/Election of Directors**
- 9. President's Report**
- 10. Result of Vote on Directors**
- 11. Old Business**
- 12. New Business**

Adjournment

BY ORDER OF: THE BOARD OF DIRECTORS
Westfield of Vero Beach Homeowners Association, Inc.

Westfield of Vero Homeowner's Association, Inc.

2022 Annual Membership Meeting Minutes

October 12th, 2022 at 6:00 PM

PLACE: Vero's Inn & Suites 8797 20th St. (Rt. 60), Vero Beach, FL 32966

1. William Rooney was appointed Chairman of the meeting.

The meeting was called to order at 6:01 PM

2. Roll Call and Quorum determination

Board Members Present:

Lowther - Present

Goldman - Present

Sennett - Present

Rooney - Present

Spradling - Present

Hope Woodin was the managing agent present and determined that a quorum of the membership was present via in person and proxy attendance.

3. Proof of notice of meeting: Was provided via USPS mail, email, and posted within the community on September 27th.

4. Minutes of the 2021 Annual Meeting were presented for approval.

Motion to approve made by William Rooney, Seconded by MaryAnne Sennett.

All in favor: Aye, Any opposed: No.

The motion carried and the 2021 annual meeting minutes were approved.

5. Appoint two Proctors: Mary Pelzer & Kathryn Wideman were appointed by William Rooney.

8. Nominations from the floor/Election of Directors: The following members have submitted their names to be seated on the 2023 Board of directors:

- William (Bill) Rooney
- Patricia (Pat) Spradling
- MaryAnn Sennett
- Saranne Lowther
- Joel Goldman
- Karen Phillips

*There were no nominations from the floor.

9. President's Report

William Rooney provided an in depth report of community updates throughout the year.

10. Result of Vote on Directors:

Bill Rooney, MaryAnn Sennett, Pat Spradling, Saranne Lowther & Joel Goldman received the most votes. The organizational meeting will be scheduled for next week. The results of the election of officers will be provided to all homeowners.

11. Old Business

There was discussion of speeding issues within the community. Speed bumps and humps were determined to be a concern and not a viable option.

12. New Business - None

Adjournment:

Motion to adjourn Made by MaryAnn Sennett, Seconded by William Rooney.

All in Favor: Aye, Any opposed: No

The motion carried and The meeting was adjourned at 6:48 PM

Westfield of Vero Homeowners Association, Inc.

**Notice of ORGANIZATIONAL MEETING FOR THE 2023/24
BOARD OF DIRECTORS**

Organizational Meeting to be held within 10 days of Annual Meeting

AGENDA

- 1. Proof of Notice**
- 2. Appointment of Chairman**
- 3. Nomination of President**
- 4. Nomination of Vice President**
- 5. Nomination of Treasurer**
- 6. Nomination of Secretary**
- 7. Nomination of Directors**
- 8. Adjournment**

Westfield of Vero HOA, INC.

2022 ORGANIZATIONAL MEETING MINUTES

CALL THE MEETING TO ORDER

THIS IS THE ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS, TO VOTE FOR OFFICERS OF THE CORPORATION FOR THE COMING YEAR.

TODAY IS THE 19th DAY OF OCTOBER 2022 - Time is 6:00 PM

THE MEETING IS BEING HELD AT : 8170 Westfield Circle, Vero Beach, FL

NOTICE OF THE MEETING WAS mailed to all homeowners

ROLL CALL OF DIRECTORS

MRS. SPRADLING, MRS. SENNETT, MR. GOLDMAN, & MR. ROONEY
Mrs. Lowther are present.

A QUORUM IS PRESENT TO CONDUCT THE BUSINESS OF THE BOARD.

NOMINATIONS ARE OPEN FOR THE FOLLOWING OFFICES.

PRESIDENT'	- Mr. Rooney
VICE PRESIDENT	- Mrs. Spradling
TREASURER	- Mrs. Sennett
SECRETARY	- Mrs. Lowther
DIRECTOR	- Mr. Goldman

No one wishes to change their current position.

Motion by Mr. Rooney to have all continue in their current positions.
Second by Mr. Goldman All voted aye. Motion passes.

MOTION TO ADJOURN : Passes

Resumes for Board of Directors Candidates

William (Bill) Rooney

Patricia (Pat) Spradling

MaryAnn Sennett

Joel Goldman

Alan Steele

William Rooney

8172 Westfield Circle
Vero Beach, FL 32966
(772) 567-7521

Nominee for the Board of Directors

August 10, 2023

As the original developer of Westfield went into foreclosure in 2010 and the builder abandoned the development, the Association was turned over to the original 17 homeowners. As the new Board of Directors was elected, I was nominated as President and have remained in that position to the present day.

With the help of many dedicated people on the Board and with the guidance and perseverance of Terry Calhoun and the Schlitt Management Co. we were able to survive the housing crisis, the collapse of the banking industry and several months without money to pay our bills.

After several years, D.R. Horton was attracted to the possibilities of building Westfield into a wonderful community and purchased all of the remaining lots. With D.R. Horton building homes at a rapid pace and the Association finally having enough funds to initiate improvements, the community started to take shape.

Over the last few years the Association has put in a lake fountain to reduce algae in the pond, added three new street lights & security cameras to the front entrance. Inside the front gate, we have replaced the dead trees and added flowering shrubs and decorative lights to the island. At our front entrance, we now have a beautiful park with yellow shrubs that are starting to mature and a sidewalk and walkway of stone pavers. Recently we were able to complete the renovation of the construction entrance and now have a beautiful walkway and pedestrian gate. It is my desire to continue as a member of the Board and to serve the wonderful people of Westfield in the coming years. I would be most thankful for your vote in the coming election.

Work Experience:

1996 - 2008 Vice President, Flex Plastics Inc., Carlstadt, NJ
1995 - 1996 Sales & Marketing Consultant, Parmalat USA, NJ
1993 - 1995 Vice President, Franks Beverages, Philadelphia, PA
1983 - 1993 Vice President, C&C Cola Inc., Elizabeth, NJ
1982 - 1983 Regional Manager, Yahoo Chocolate Drink Co., Little Ferry, NJ
1962- 1982 General Manager, Canada Dry Corp., College Point, NY

Military Experience: 1959 - 1961 Sergeant, U. S. Army, Long Range Patrol, Germany

Education: 1957 Graduate, Newtown High School, Corona NY

Family Status : Married, 58 years to Lorraine, 5 Children

Patricia A Spradling
8174 Westfield Circle
Vero Beach, FL 32966

Work Experience:

Wall Street Journal - Office Manager
Peerless Photo Products - Administrative Assistant to Director of Manufacturing
U. S. Treasury - Customer Service Manager

Board of Directors Experience:

1991 - 1994 Director Dahlia HOA, Plantation, FL
2015 - Director, Westfield HOA
2016 - Vice President, Westfield HOA

Committees:

2014 - Westfield Architectural Review Committee member
2015 to 2021 - Chairman of the Westfield ARC
2014, 2015 and 2016 - Member of Westfield Block Party Committee

Other:

2013 - Implemented and administrator the Westfield Neighbors Facebook Page
2016 - Organized and participated in the First Annual Westfield Santa Claus Parade

If I am re-elected to the Board of Directors, I will continue to work for the good of all homeowners in our Westfield Community, and will consistently have the upkeep, improvement, and increase of home values in the forefront of our discussions and my votes.

MaryAnn Sennett

8074 Westfield Cir Vero Beach Fl 32966

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- My husband Russ and I have been together for 40 years and fell in love with Vero Beach at first sight! We have owned on Hutchinson Island for 10 years and decided to retire to Westfield in 2014. My sole interest for being on the board is to contribute in maintaining our beautiful development. I am eager to volunteer with anything that has to do with our community and happy to help my neighbors. I hope for the opportunity to continue to serve you for another term.

Work Experience

Long Island Jewish Medical Center/Dr.P. Kurzweil

Nurse

1980-2015

North Shore Physical Medicine And Rehab

2000-2015

Nurse/Accounting office manager

Education

I Have A Degree In Nursing And Accounting

Joel Goldman
8091 Westfield Circle
Vero Beach, FL 32966

I have been a resident of Vero Beach for 12 years, and a resident of the Westfield community since 2015.

Enjoy watching college football and basketball, the Hallmark Christmas movies and the Smithsonian Channel.

Volunteered at the Vero Beach Humane Society for five years.

Work Experience:

1972-1994: Safety Director for trucking companies in New Jersey and Florida.

1994-2001: Commercial Union Insurance Company; Atlanta, GA

Regional Loss Control Manager; responsible for ensuring safe fleet operations for the trucking companies we insured.

2001-2013: Carolina Casualty Insurance Company; Jacksonville, FL

Loss Prevention Specialist; providing loss prevention services for fleet accounts in the Southeast.

Board Experience:

2012-2013: President of Woodfield HOA; Vero Beach, FL

2018-2023: Board member: Westfield HOA; Vero Beach, FL

Education:

B.S. in Broadcasting Journalism; Emerson College; Boston, MA, 1968

I would appreciate the opportunity to continue to serve as a member of your Board, contributing in any capacity towards maintaining the quality of life we currently enjoy.

Thank you

August 23, 2023

To: Westfield of Vero HOA

Subject: Open Board of Directors position candidacy

Candidate Bio

Candidate: Alan Steele

Address: 8054 Westfield Circle (owner)

Mobile: (804) 405-5551

Email: asteele0652@gmail.com

Spouse: Rose Steele

2 adult children : Jessica, Brian

Relevant experience: Served 2 years as President of the Swim & Racquet Club Board of Directors in a large residential community in Chesterfield, VA.

I was born in Washington, DC and grew up in Arlington, VA. I graduated from Virginia Tech with a degree in Vocational and Industrial Arts Education. I taught at a public high school in Fairfax County, VA and coached wrestling for 6 years. I left teaching for a 40 year career in technical industrial sales. I retired in June, 2022 after 32 years with Sumitomo Drive Technologies.

My wife, Rose, and I have been married since 1976. We have two adult children, Jessica and Brian who currently reside with us. We relocated to Vero Beach from Richmond, VA where we resided for 30 years. We moved into our house in Westfield in May, 2023.

IMPORTANT, PLEASE NOTE

PLEASE FOLLOW INSTRUCTIONS CAREFULLY
WHEN RETURNING YOUR ENVELOPES.

1. The Election Ballot only is placed into
the small envelope marked "Ballot"

<div>Ballot</div> <p>Do not place anything other than your Ballot in this envelope. Place this sealed Ballot Envelope into the RETURN ENVELOPE and mail.</p>

2. The Proxy only is placed into the
small envelope marked "Proxy"

<div>PROXY</div> <p>Do not place anything other than your Proxy in this envelope. Place this sealed Proxy Envelope into the RETURN ENVELOPE and mail.</p>
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3. Place the sealed Ballot envelope
AND the sealed Proxy envelope inside
the Return Envelope. Seal and SIGN
the front of the envelope and mail.

_____ _____ _____ Signature Required	Paradise Association Management 1209 US Highway 1 Sebastian, fl. 32958
Return Envelope	

PLEASE.....You **MUST SIGN** the outside of your RETURN ENVELOPE.

(The contents enclosed remain unopened until the meeting but we
must have the address and signature on the return envelope)

ELECTION BALLOT

WESTFIELD OF VERO BEACH HOMEOWNERS ASSOCIATION

Election of Directors 2023/24

There are **FIVE (5)** vacancies for 2023/24. Listed below are the members proposed to serve as the Directors.

Please vote for **FIVE (5)** Directors by using an **X** in the appropriate box next to the name.

PLEASE ONLY VOTE FOR FIVE (5) DIRECTORS

William (Bill) Rooney ()

Patricia (Pat) Spradling ()

MaryAnn Sennett ()

Joel Goldman ()

Alan Steele ()

**LIMITED PROXY
FOR THE OCTOBER 11, 2023
WESTFIELD ANNUAL MEETING**

The undersigned owner(s) of the property located at: _____,
In Westfield of Vero Homeowners Association Inc. hereby appoints **(check one)**:

_____ A – **Secretary of the Association on behalf of the Board of Directors**

or

_____ B – _____ (Name of your proxy) PLEASE PRINT

as my proxy holder to present my proxy and or ballot and vote on my behalf at the Annual Members Meeting of Westfield of Vero Homeowners Association, Inc. to be held on Wednesday October 11, 2023 at the Vero's Inn & Suites 8797 20th St. (Rt. 60), Vero Beach, FL 32966 at 6:00 PM.

Signature of all unit owners or designated voter representative

SUBSTITUTION OF PROXY (if necessary)

The undersigned, appointed as proxy above, does hereby designate _____ to
substitute for me in the proxy set forth above.

Dated: _____, 2023 _____
Signature of Proxy

INSTRUCTIONS AND PURPOSE OF A PROXY

A proxy is a document that authorizes an owner to appoint someone else to **represent** and vote **for them as them**. By giving someone your proxy, you're saying that they can cast **your ballot at an HOA meeting on your behalf**. It must be **signed** by the owner of the property or by the Designated Voter. The proxy must be submitted to the Association prior to the scheduled time of the meeting. You are encouraged to submit the proxy, as soon as possible to avoid delays during the registration and to assure a quorum will be present. Should you later decide to attend the meeting in person, the proxy will be returned. **IF A QUORUM OF OWNERS IS NOT PRESENT IN PERSON OR BY PROXY, WE WILL NOT BE ABLE TO CONDUCT THE MEETING. IT IS VERY IMPORTANT THAT YOU FILL OUT YOUR PROXY, SIGN, AND MAIL BACK IN THE ENVELOPE PROVIDED BEFORE THE OCTOBER 11, 2023 MEETING******