

WESTMINSTER CRIER



Mark your calendars!

Annual Board Meeting- March 28 at 6 pm in the
Community Center

All Westminster Owners- Be on the look out for the
mailing including information for the annual meeting
with instructions

Thursday March 23, 2017

\$20

All Proceeds to Benefit
"RELAY FOR LIFE"



*Time: 1:05

*Pincher's Patio at
Jet Blue Park
11500 Fenway South Dr.
Ft Myers, FL 33913



Sponsored by: Commercial Plumbing Solutions LLC

Contact Vivian Phillips at 368-6184

The first 3 people to purchase a group of 5 tickets
will receive a parking pass!!

Westminster Friends & Family

American Cancer Society

Relay For Life®

Golf Tournament & 19th Hole Celebration

Saturday, March 25th, 2017

Westminster Golf Club

Scramble Format



11:30am Registration

1:00pm Shotgun Start

19th Hole (Dinner and Drawings)

6:00pm

\$75 Individual Golfer

\$300 Foursome

\$5 Mulligan's (4 per team)

\$20 for 19th Hole only

Form is found
on Westminster
website
under the Crier

Golf fees include: practice balls, golf, cart, and 19th
Hole meal (BBQ Beef and Chicken Buffet)

****PAYMENT BY CASH OR CHECK (payable to:
Westminster Friends and Family) ONLY**

DEADLINE TO REGISTER: MARCH 21, 2017

Call Terry Inscoe @ 239.369.4203 with any questions

Westminster Owners:

The following pages include the information for the annual board meeting. You should receive this information in the mail very soon. It is very important to read through all of the information. The pages included here are JUST copies of what you will receive.

IF you do not receive your owner packet, (or if it is sent to another address for you), additional packets are available in the Westminster Office Monday through Friday from 9-5.

WESTMINSTER COMMUNITY ASSOCIATION, INC.

SECOND NOTICE OF ANNUAL MEETING

TO ALL MEMBERS:

On Tuesday, March 28th, 2017 at 6:00 p.m., at the Westminster Community Center located at 2001 Oxford Ridge Circle, Lehigh Acres, FL 33973, the annual meeting of the members of Westminster Community Association, Inc. ("Association") will be held for the purpose of conducting business as set forth in the agenda below and such other business as may lawfully be conducted.

1. Call the meeting to order
2. Certify quorum
3. Proof of notice of meeting
4. Approval of 2016 Annual Meeting Minutes
5. Reports of Officers
6. Reports of Committees
7. Unfinished Business
8. New Business:
 - A. To vote to waive an audit of the Association's financials records for the Fiscal Year 2016 and in lieu prepare a Statement of Cash Receipts and Expenditures.
 - B. To vote to waive an audit of the Association's financials records for the Fiscal Year 2017 and in lieu prepare a Statement of Cash Receipts and Expenditures.
 - C. To vote on whether to adopt the proposed amendment to Section 8.3 of the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Westminster Community Association, Inc., as shown on the attached amendment.
9. Such other business as may lawfully come before the body
10. Announce Board of Directors
11. Adjournment

Pursuant to Section 3.3 of the Association's Bylaws, not less than thirty percent (30%) of all Association members (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted. IT IS **VERY IMPORTANT** THAT YOU EITHER ATTEND OR PROVIDE A LIMITED PROXY IN ORDER TO CONDUCT BUSINESS AT THIS ANNUAL MEETING.

Under Florida law, an election of the Directors of this Association is not required, because the number of persons wishing to run for the Board was less than or equal to the number of vacancies to be filled. Accordingly, the names of the new Board members will be announced at the annual meeting.

CANDIDATE INFORMATION SHEET

For election to the Board of Directors of Westminster Community Association,

Name: Charles L Bennett Jr Chuck

Property Address: 2242 Bainmar Drive

In 2009 I retired with 40 years of service from Yale University's food service department. Yale Dining provides service in over 25 locations to a community of over 25,000 students, faculty and staff. This mission is carried out by approximately 470 employees, 65 managers and a budget of approximately 45 million dollars.

I have degrees in Hotel, Hospitality and institutional management obtained from Paul Smiths College and the University of New Haven.

Prior to joining Yale I managed hotels in the New Haven area. During this time I was on the boards of the Convention and Tourist bureau, the Better Business Bureau, the Sales and Marketing executive's club and the Connecticut Hotel and Motel Association. While serving on the hotel board I coordinated and taught in a statewide program on restaurant management and control. I also taught as an adjunct in the Hospitality school at the University of New Haven. I enjoy volunteering and serving.

You may be familiar with my name as in 2013 I headed a group of Westminster homeowners interested in creating a dog park within our community. You may also know my name as the individual who brought back the Saint Patrick's Day scramble, a real fun day with the kind of Community support that makes Westminster the great place it is. My 2013 dog park was effort was rejected by the then board and I was told that the board felt we could not put a dog park on "preserve" land so we mothballed our committee.

However last fall, my interest was rekindled by an article in the New Press entitled "**Pickle Ball and Pet Parks now a must for new Communities**". This article pointed out how important it was for developers to provide amenities buyers are looking for. I thought if it's important for these communities perhaps I should revisit the issue. I spent some time researching whether or not our "preserve land" could be used for something like a dog park. The simple answer is yes.

If you would like a copy of the News Press article just send me an email chuck.bennett36@gmail.com

With this as background I assembled the News Press article along with past documents and presented everything to President of the Westminster board for a dog park in the area bordered by Oxford Ridge Circle, the cart path, the 10th tee, and the fencing for the pool equipment and the playground. This Location has a lot going for it. Parking and restrooms are convenient, there are few Homes nearby, and would require nothing but fencing and signage to create a Dog Park. An amenity that enhances home values is a win, win for all Westminster home owners.

After a lengthy series of emails on the subject it became clear to me that this board's leadership is not interested in pursuing Dog Park for Westminster and rejected my offer to obtain and collate community input. The board did however put forward a competing proposal for a basketball court. I am volunteering to collect and categorize the input from all community residents. All you have to do is send me an email indicating whether you are:

1. In favor of a dog park
2. Opposed to a dog park
3. Neutral

If elected to the board I will represent all community residents, their ideas and suggestions, with an unbiased view.

Tim Burton
2213 Colfax Court
Lehigh Acres FL 33973
Cell: 414-333-3939
tjb@burtonmayer.com

Personal: I am 67 years old and married to my wife, Jane, for 46 years; I have two daughters, Jenny Ziemann (age 46, married and purchasing my share of the business) and Kelly Joerres (age 40 and married, living near Minneapolis). I enjoy golf, travel, fishing and water sports at our summer lake home in Three Lakes, WI and spend winters in our residence in Lehigh Acres, FL. Jane and I have bred and fostered puppies that are trained to aid handicapped people, through a 501C3 organization "Paws With A Cause" located in Wayland, Michigan. We both have also volunteered at the Humane Society of Jefferson County in Wisconsin.

Burton & Mayer, Inc.
W140 N9000 Lilly Road
Menomonee Falls, WI 53051
www.burtonmayer.com

Professional Career: At present, I have retired after twenty-five years as President of Burton & Mayer, Inc., a \$16.5 Million per year commercial sheet-fed and digital printer with full letterpress, bindery, fulfillment, mailing and e-commerce capabilities. I continue with the Company as Chairman of the Board. It employs 87 employees and is located in Menomonee Falls, Wisconsin. During the eighties, I served as Vice President of Sales and Marketing for the company. I was a sales representative from 1969 until 1980 and before that I "cut my teeth" in the industry working first in the bindery, pre-press and then customer service.

Professional and Civic Duties: I am the past Chairman of the Printing Industries of America Board of Directors (2012-2013), which is an association composed of over 9000 printing companies located throughout North America. I continue to serve on the following committees: Association Relations Committee, Investment Committee and Finance Committee. I have served as a judge for the Premier Print Awards since 1997. (I have also judged local PIA affiliate contests for PICA, PAF, PIAS, PGAM, PIAG, PINE and PII.) I am a past Director and Chairman of the Great Lakes Graphics Association (formerly PIW). I served two terms on the Board of Directors of Watertown Country Club in Wisconsin, and worked as the Events coordinator. I served two terms as a director on the Friends of Milwaukee Public Television Board of Directors. I was President of the Board of Directors for the Institute for Graphics and Imaging, which was located on the WCTC Campus in Pewaukee, WI. I am also past advisor on the Work Services Committee of the Milwaukee Center for Independence. Earlier in my career, I served as chairman for both the Board of Directors for St. Joan Antida High School (Milwaukee) and the Wisconsin Figure Skating Club (West Allis).

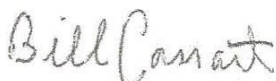
Given my combined business, volunteer Board and civic experiences, I intend to bring a balanced, common sense approach to running our fine Westminister community.

In August of 2015 I was appointed to the Westminster Board of Directors. For the past 18 months I have served as Treasurer, Liaison to the Golf Course and Chairman of the Finance Committee. As Treasurer, I report to the community each month at the Board of Directors Meeting regarding the financial condition of Westminster. I am responsible for seeing that invoices presented to us receive approval by the appropriate party and pass through our accountants for payment and that our funds earn appropriate returns at insured depositories. As a result of several years of good fiscal management, the community is in a strong financial position with considerable funds in our reserve accounts and several years of a balanced budget with no increase in HOA fees required. I have been appointed by the President of our Board to serve on four subcommittees to study specific issues.

As liaison to the Golf Course, I meet each week with the owner and the general manager to discuss common issues.

As Chairman of the Finance Committee, I coordinate preparation of the Annual Budget and supervised the Reserve Study.

I enjoy serving on the Board and handling these additional responsibilities and would like to continue.



Bill Cossart

**AMENDMENT TO THE
SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
WESTMINSTER COMMUNITY ASSOCIATION, INC.**

The Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Westminster Community Association, Inc. shall be amended as follows (otherwise, all other provisions shall remain the same):

Note: Language to be added is underlined. Language to be deleted is ~~struck through~~.

* * * * *

SECTION 8 – COMMON AREAS

Section 8.1 through Section 8.2 shall remain unchanged.

SECTION 8.3 – Maintenance and Alteration. The Community Association is responsible for the maintenance, repair, replacement, insurance, protection and control of all Common Areas in accordance with all applicable laws, and shall keep the same in good, safe, clean, attractive and sanitary condition, and in good working order at all times. There shall be no material alterations of or substantial additions to the Common Areas costing more than \$40,000.00, in the aggregate during any fiscal year unless first approved by a vote of at least two-thirds (2/3rds) of the Members present (in person or by proxy) and voting at a duly noticed membership meeting at which a quorum is present ~~majority of the voting interests of the Members of the Community Association.~~ However, if work that is reasonably necessary to meet the Community Association's obligations under the first sentence of this Section 8.3 also constitutes a material alteration or substantial addition, no prior membership approval is required.

Section 8.4 through Section 8.6 shall remain unchanged.

BALLOT

The Board of Directors for **WESTMINSTER COMMUNITY ASSOCIATION, INC.**, requests your vote as to the following matter(s):

Check only one blank under the question.

1. **Should an audit of the Association's 2016 financial statements be waived and, instead, a Report of Cash Receipts and Disbursements be prepared?**

_____ YES, I APPROVE _____ NO, I DISAPPROVE

2. **Should an audit of the Association's 2017 financial statements be waived and, instead, a Report of Cash Receipts and Disbursements be prepared?**

_____ YES, I APPROVE _____ NO, I DISAPPROVE

3. **Do you approve the proposed amendment to Section 8.3 of the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Westminster Community Association, Inc. regarding Maintenance and Alteration?**

_____ YES, I APPROVE _____ NO, I DISAPPROVE

DATE: _____

SIGNATURE: _____

PRINTED NAME: _____

PROPERTY ADDRESS: _____

LIMITED PROXY

The undersigned, owner of _____ (property address), appoints _____ or, if left blank, the Secretary of the Association as my proxyholder to attend the 2017 Annual Meeting of **WESTMINSTER COMMUNITY ASSOCIATION, INC.**, on March 28th, 2017 at 6:00 p.m., at the Westminster Community Center located at 2001 Oxford Ridge Circle, Lehigh Acres, FL 33973. The proxyholder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my proxyholder's authority is limited as indicated below:

GENERAL POWERS (You may choose to grant general powers, limited powers, or both. Check "General Powers" if you want your proxyholder to vote on other issues that might come up at the meeting and for which a limited proxy is not required.)

_____ I authorize and instruct my proxyholder to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

LIMITED POWERS (For your vote to be counted on the following issues, you must indicate your preference in the blanks provided below. The proxyholder cannot vote on these items for you.)

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER(S) AS INDICATED BELOW:

1. **Should an audit of the Association's 2016 financial statements be waived and, instead, a Report of Cash Receipts and Disbursements be prepared?**

_____ YES, I APPROVE _____ NO, I DISAPPROVE

2. **Should an audit of the Association's 2017 financial statements be waived and, instead, a Report of Cash Receipts and Disbursements be prepared?**

_____ YES, I APPROVE _____ NO, I DISAPPROVE

3. **Do you approve the proposed amendment to Section 8.3 of the Second Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Westminster Community Association, Inc. regarding Maintenance and Alteration?**

_____ YES, I APPROVE _____ NO, I DISAPPROVE

Printed Name of Owner

Signature of Owner

Date

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy set forth above.

Printed Name of Proxyholder

Signature of Proxyholder

Date

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

VOTING BY PROXY

If you are unable to attend the meeting and wish to vote by proxy, please note the following information about PROXIES:

1. A proxy is for the purpose of appointing another person to vote for you as you specifically direct (except for non-substantive items) in case you are not able to attend the meeting. It must be signed by all owners of the unit or the one among them that they designated on a voting certificate.
2. The proxy should be submitted to the Association before the scheduled time of the meeting. It can be hand delivered (either by you or by your proxy), or mailed to the Association **c/o Westminster Property Manager, 2001 Oxford Ridge Circle, Lehigh Acres, FL 33973**. The proxy should be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
4. A proxy may be revoked in writing or superseded by a later proxy to another person. It also may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A proxy form is enclosed with this notice for your use, if needed.

Again, please be sure to mail in your proxy *or* attend the meeting.

**BY ORDER OF THE BOARD OF DIRECTORS
OF WESTMINSTER COMMUNITY
ASSOCIATION, INC.**

Date: 3/7/17

By: Rick Coronati
Rick Coronati, Secretary

The next crier will be published the week of March 27th. IF you have any pictures from events or information, please send it to westminstercrier@gmail.com no later than Sunday March 26.

IF you are receiving the Crier and no longer live in the community and no longer want to receive this, please e mail the crier so you will be removed from the listing.

IF you know someone who is new to the community and they would like to receive the crier, they may e mail the crier directly OR tell the office they would like to be added