

Westlake Townhome Owners Association

Board of Directors Meeting

February 16, 2022

Minutes

1. CALL TO ORDER

Carla Kurtz called the meeting to order at 7:00 PM.

Present: Tim Cherwin, Carla Kurtz, Steve Hochberg
Rosie Reiter, Jim Lennon, John Pappanduros

Association Manager: Paul Henderson

Absent: Harvey Johnson

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Jim Lennon made a motion to approve the Minutes from the January 19, 2022 Board of Directors Meeting. Steve Hochberg seconded the Motion. Discussion: None

Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The Minutes from the January 19, 2022 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police did not attend the meeting.

3. FLOOR INQUIRES

A. Violation Notices

None

B. General Questions

Owners from 242 Oakwood Lane and 225 Millcreek Lane stated they had received a notice regarding holiday lights still being up. It was explained that it was only a warning. Both members have now removed the decorations.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin that all 2021 contract items are complete and paid for. Exterior Maintenance spent \$-0- for the month of January. The painting of Association fences, as of now, will begin in 2023. Time also noted that the garage door panels we currently use are becoming harder and harder to fine. We are looking into other options currently. Tim noted that 88 units will be painted and 49 roofs replaced this year.

b. Landscape Maintenance

Jim Lennon reported that we spent \$38,300.00 in snow removal so far this winter. They overall feeling is the new contractor is doing a very good job on snow removal. The winter pruning of the bush around the clubhouse and tennis courts in now complete. Winter tree trimming is upcoming.

c. Rules Committee

No Report

d. Social & Recreation Committee

Rosie Reiter reported that the Bunco Group continues to have a nice turn out.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of January 2022 total expense were down to \$41,000.00. We had a surplus for the month of \$57,000.00. Cash and Investments were up \$51,300.00. Receivables were down \$6,300.00. Assets were up \$57,600.00. Liabilities were down \$234.00. Total Equity was up \$57,800.00. Delinquencies were down six units and the dollar amount owed was down \$1000.00.

f. Nominating Committee

No Report

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

No Report

5. **OLD BUSINESS**

A. Tabled Violation

None

B. Gym Floor Replacement and Upgrades

Rosie Reiter made a motion to approve the proposal from Sport Court Midwest to install a new gym floor, no basketball hoop and wall padding for a total cost of \$12,735.00.

Jim Lennon seconded the motion. Discussion: None. Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The motion is approved.

C. Deck Replacement on Clubhouse

Paul Henderson reported we are still working on bids.

6. **NEW BUSINESS**

A. Written Violation Notices

Mr. Patel from 300 Birchwood Lane submitted a letter (attached) regarding the violation for having trash cans out on Friday after Thursday pickup. He stated his was not home and this was the first violation regarding this matter.

Rosie Reiter made a motion to waive the fine for trash being out on Friday. John

Pappanduros seconded the motion. Discussion: None Vote:

Hochberg	Aye
Cherwin	Nay
Kurtz	Nay
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The motion is passed.

Mr. and Mrs. Cipolla submitted a letter regarding multiple trash can violations. The letter stated that they could not attend the meeting tonight due to illness. The matter was tabled until the March 16th, 2022 Board Meeting.

Mr. Insidioso from 242 Lakeshore Lane submitted a letter regarding a trash can violation. The letter was read. No Motion was made. The fine stands.

Mr. Brown from 184 Greenway Drive submitted a letter (attached) regarding the violations for parking a horse trailer in his driveway.

Jim Lennon made a motion to waive 50% of the assessed fines. (\$1312.50 to be waived)

John Pappanduros seconded the motion. Discussion: None Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The motion is passed.

B. April 1, 2022 to March 31, 2023 Budget

Mike Grilli asked if anyone had any questions regarding the proposed budget for the upcoming fiscal year. A brief discussion took place regarding some of the future projects. Mike stated that the new assessment amount would be \$193.00 per month starting on April 1, 2022.

A motion was made by John Pappanduros to approve the budget as presented with the assessment amount being \$193.00 per month starting April 1, 2022. Jim Lennon seconded the Motion. Discussion: None

Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Johnson	Absent
Reiter	Aye
Pappanduros	Aye

The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:37PM. The next Board Meeting is scheduled for Wednesday March 16, 2022 at 7:00 PM.

Minutes Recorded by Paul W. Henderson