

Westlake Townhome Owners Association

Board of Directors Meeting

September 21, 2022

Minutes

1. CALL TO ORDER

Jim Lennon called the meeting to order at 7:00 PM.

Present: Tim Cherwin, Rosie Reiter, Jim Lennon, Edward Dosz, Steve Hochberg

Association Manager: Paul Henderson

Absent: John Pappanduros, Carla Kurtz

Financial Consultant: Mike Grilli (Absent)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the August 17, 2022 Board of Directors Meeting. Steve Hochberg seconded the Motion. Discussion: None

Vote:

Hochberg Aye

Cherwin Aye

Kurtz Absent

Lennon Aye

Dosz Aye

Reiter Aye

Pappanduros Absent

The Minutes from the August 17, 2022, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violation Notices

Claire Krauss from 219 Willow Lane wanted to discuss a violation she received for the rear yard being overgrown. She stated that many of the plants are native to this area and are good for the environment. She will make the area look more like a garden moving forward and will remove a large section of them.

Tim Cherwin made a motion to waive the fine at 219 Willow Lane for overgrown rear yard. Steve Hochberg seconded the motion. Discussion: None Vote:

Hochberg Aye
Cherwin Aye
Kurtz Absent
Lennon Aye
Dosz Aye
Reiter Aye
Pappanduros Absent
The motion is passed

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that expenses for the month of August were \$36,000.00. The painting project, woodwork and roofing projects are now complete. Concrete project will begin in early October. Garage door panels are now being installed and we have had a lot of positive feedback.

b. Landscape Maintenance

Jim Lennon reported that expenses were \$16,000.00 for the month of August. Jim reported not much has changed over the last month. John McGeever from 229 Driftwood asked about planting more trees. That will be looked into. Jim Lennon asked management if we have a say in what type of tree will be installed next to 202 Lakeshore Lane. The Village had to remove a tree from that area for a hydrant repair. Paul will reach out to the Village.

c. Rules Committee

No Report

d. Social & Recreation Committee

No Report

e. Finance and Treasurer's Report

Mike Grilli was absent. No Report

f. Nominating Committee

No Report

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

No Report

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

6. NEW BUSINESS

A. Written Violation Notices

A letter was sent in by Jeffery Shapiro from 236 Willow Lane. The owner of the house had been ill and in the hospital and that is the reason for not picking up after the dog. He stated that he will pickup after the dogs moving forward.

Rosie Reiter made a motion to waive the fine at 236 Willow Lane. Steve Hochberg seconded the motion. Discussion: None Vote:

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

The motion is passed

B. Girl Scout Request

Girl Scout Troop #51974 requested the use of the clubhouse to hold meetings. They would like to meet on Thursday from 6pm-8pm and will clean up when they are done. Tim Cherwin made a motion to approve the use of the clubhouse for Girl Scout Troop #51974. Rosie Reiter seconded the motion. Discussion: None Vote:

Hochberg	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Dosz	Aye
Reiter	Aye
Pappanduros	Aabsent

The motion is approved.

7. ADJOURNMENT

The Meeting was adjourned at 7:37PM. The next Board Meeting is scheduled for Wednesday October 19, 2022, at 7:00 PM.

Minutes Recorded by Paul W. Henderson