

# Westlake Townhome Owners Association

## Board of Directors Meeting

### November 16, 2022

## Minutes

### 1. CALL TO ORDER

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

Present: Tim Cherwin, Jim Lennon, Edward Dosz, Steve Hochberg, John Pappanduros, Carol Lemke

Association Manager: Paul Henderson

Absent: Carla Kurtz

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

### 2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the October 19, 2022 Board of Directors Meeting. Edward Dosz seconded the Motion. Discussion: None

Vote:

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

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

### Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

### 3. FLOOR INQUIRES

#### A. Violation Notices

Mrs. Ketchmark from 239 Millcreek Lane stated she received a violations for trash cans being out the day after pickup and cans being stored in front of garage. She stated the reason the cans were out if because she has mice in the garage. She believes they are coming from the neighbor's garage. A lengthy discussion took place about possible solutions to the problem. It was noted that the health department may need to be

notified if the problem continues. Mrs. Ketchmark also noted that the landscapers had twice cut her tie out for the dog.

Jim Lennon made a motion to waive the fine at 239 Millcreek Lane for trash cans being stored in front of the garage. Tim Cherwin seconded the motion. Discussion: None

Vote:

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

The motion is passed

#### **4. COMMITTEE REPORTS**

##### **a. Exterior Maintenance**

Tim Cherwin reported that expenses for the month of October were \$89,803.00. The painting project, woodwork and roofing projects are now complete. The concrete project and garage door project were complete. Tim noted that the higher cost of materials and the garage door project will cause an overage in the budget this year. Budget planning for next year continues.

##### **b. Landscape Maintenance**

Jim Lennon reported that expenses were \$18,780.00 for the month of October. Jim reported leaf pickup will be the main focus now along with gutter cleaning. As of today the gutter cleaning project is 72% complete.

##### **c. Rules Committee**

No Report

##### **d. Social & Recreation Committee**

No Report

##### **e. Finance and Treasurer's Report**

Mike Grilli reported for the month of October 2022. Expenses were \$145,700.00. We had a deficit of \$35,000.00 for the month. Year to date deficit is \$496,000.00. Cash was down \$43,000.00. Receivables were up \$8,900.00. Overall assets were down \$35,500.00. Liabilities were down \$138.00. Delinquencies were up 8 units and about \$4,000.00. A treasury note (\$250,000.00) matured in October and was moved to a money market that is paying 3.85%.

##### **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.

**B. Light Installed on Deck**

Paul Henderson noted that a new light has been installed on the deck to illuminate the handicap lift. The deck project is now 100% complete.

**6. NEW BUSINESS**

**A. Written Violation Notices**

Eric Feinberg from 219 Willow Lane submitted a letter regarding his trash can violation. Letter attached. It was noted that they were not going to be home and needed to put the trash out early that day.

Tim Cherwin made a motion to waive the fine at 219 Willow Lane for early trash. John Pappanduros seconded the motion. Discussion: None Vote:

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

The motion is passed.

Waseem Khan from 294 Bayview Court submitted a letter regarding and expired parking permit for the clubhouse parking lot. Letter attached. Paul Henderson noted that he received another violation for the same car on November 14, 2022, as the permit was still expired. No motion was made to waive the fine.

**B. BCBS Renewal**

Each Board Member was presented the information regarding the renewal for Blue Cross Blue Sheild. It was noted that the increase will be around 11%. Jim Lennon asked if in the future we could look at other providers also.

Tim Cherwin made a motion to approve the Blue Cross Blue Sheild renewal figures. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is passed.

**7. ADJOURNMENT**

The Meeting was adjourned at 8:03PM. The next Board Meeting is scheduled for Wednesday December 21, 2022, at 7:00 PM.

Minutes Recorded by Paul W. Henderson