

Westlake Townhome Owners Association

Board of Directors Meeting

June 21, 2023

Minutes

1. CALL TO ORDER

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

Present: Carla Kurtz, Tim Cherwin, Edward Dosz, Alexis Kalish, Becky Davis, Jim Lennon, John Pappanduros

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

ELECTION OF OFFICERS

Nominations for officers were opened for discussion. After a brief discussion a motion was made:

John Pappanduros made a motion to approve the officers as follows. President-Carla Kurtz Vice-President-Jim Lennon Secretary-Tim Cherwin Treasurer-Mike Grilli. Tim Cherwin seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The motion is approved.

2. APPROVAL OF MINUTES –

Jim Lennon made a motion to approve the Minutes from the June 7, 2023 Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Abstain

Kalish Aye

Pappanduros Aye

The Minutes from the June 7, 2023, Board Meeting are approved.

Tim Cherwin made a motion to approve the Minutes from the May 17, 2023 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis	Abstain
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Dosz	Aye
Kalish	Abstain
Pappanduros	Aye

The Minutes from the May 17, 2023, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported there has been very little activity in our neighborhood. It was brought to the attention of police that cars are parked at the corner of Applewood Lane and Elmwood Lane during the day. This is also happening in Willow Lane. The cars are parked for many hours. The officer stated he would look into the situation.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending was \$290,000.00 for the month of May. Work orders totaled \$1,200.00 for the month. The painting project is 50% complete. The roofing project is 100% complete. The woodwork project is 98% complete. The committee is looking into adjusting the timing of some of the future projects to help with cash flow.

b. Landscape Maintenance

Jim Lennon reported that spending was \$25,000.00 for the month of May. The drainage projects came in at \$4,400.00. Normal maintenance continues each week.

c. Rules Committee

John Pappanduros will now be the chairman of the rules committee.
Edward Dosz will now be the chairman of the face book page.

d. Social & Recreation Committee

The garage sale took place on June 23 and 24 this year. Becky Davis and Alexis Kalish will now be the cochairman of the social activities committee. Wacky Water days will be held on July 19th, 2023. The corn roast will be held on August 12, 2023.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of May. Expenses were \$351,300.00. That left a deficit for the month of \$236,200.00. Cash and investments were down \$174,000.00. Receivables were up \$1,200.00. Assets were down \$170,600.00. Total equity was down \$170,500.00. Delinquencies were down six units and \$5,000.00.00. Mike noted that all Board Members received a copy of the Annual Audit Report. Mike asked everyone to review over the next month.

f. Nominating Committee

No Report

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

John Pappanduros noted that the hanging baskets in front of the clubhouse were purchased and installed.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

6. NEW BUSINESS

A. Written Violation Notices

Mrs. Dzyuba Arora from 228 Pinewood Lane submitted a request to waive the fine for and expired parking permit. Letter attached to the minutes. It was noted the permit had been expired for over two weeks. No motion was made. The fine stands.

B. Board Member Oath

The audit team suggested that all current Board Members sign an oath. Each member signed the Board Member Oath and Paul Henderson will retain each copy in the office.

C. Two New Hires For The Clubhouse

Paul Henderson reported that we are currently looking at two new hires for the clubhouse. One will be cross trained in life guarding and the front desk and the other will be a lifeguard.

7. ADJOURNMENT

The Meeting was adjourned at 7:32PM. The next Board Meeting is scheduled for Wednesday July 19, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson