

Westlake Townhome Owners Association

Board of Directors Meeting

November 15, 2023

Minutes

1. CALL TO ORDER

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

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

Association Manager: Paul Henderson

Absent: Tim Cherwin

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Jim Lennon made a motion to approve the Minutes from the October 18, 2023 Board of Directors Meeting. Edward Dosz seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Absent

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Aye

Pappanduros Aye

The Minutes from the October 18, 2023, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported that our area has been quiet as of late. Jim Lennon asked about electric bikes in the area. It was stated the police along with the Park District are working on ordinances regarding the operation of the bikes.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

Mr. and Mrs. Pasha from 217 Edgewater Drive received violations for the following

*A blow-up pool being stored in the back yard.

*Garage service door in disrepair

*Ruts in the grass next to the driveway

*Excessive noise coming from within the unit

A lengthy discussion took place regarding each of the violations. It was decided to table the matter for one month to make sure all violations have been corrected. The violations will be brought up again at the December 20th Board Meeting.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin was absent. Paul Henderson reported that spending was \$47,806.00 for the month of October. Much of that spending (\$38,316.00) was the final payment for the concrete project. The painting project is 100% complete. The roofing project is 100% complete. The woodwork project is 100% complete. The garage door project is 100% complete. The concrete project is 100% complete. Budget planning continues.

b. Landscape Maintenance

Jim Lennon reported that spending was \$20,510.00 for the month of October.

Landscape Maintenance and tree maintenance were paid for. Leaf pickup is now taking place as needed each week. Budget planning continues.

c. Rules/Facebook Committee

John Pappanduros is the chairman of the rules committee. The rules committee met on November 15th to continue reviewing the rules and regulations of the association. These meetings will take place at 6pm on the third Wednesday of each month until the process of review is completed. The next rules meeting will take place on January 17th, 2024, at 6pm. Edward Dosz is the chairman of the face book page. No changes noted at this time.

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. The committee is going to hold a Visit with Santa on December 16th from 9am until 11am. Activities and treats will be provided as well as a visit from Santa.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of October. Mike reported that expenses were \$101,000 for the month. We showed a \$9,500 surplus for the month. The year-to-date loss is currently \$435,000.00. Assets were up \$7,000.00. Receivables were up \$2,400.00. Total assets were up \$9,540.00. Liabilities were down \$176.00. Delinquencies were up five units and \$3,500.00. Mike would like to finish up budget planning at the next finance meeting.

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. Bloomingdale Park District Agreement Letter

A letter from the Bloomingdale Park District was read and discussed. The Park District agreed to the hourly rate increase as well as giving Westlake Resident's a 50% discount. The new rate will take effect in January 2024.

6. NEW BUSINESS

A. Written Violation Notices

No letters received this month.

7. ADJOURNMENT

The Meeting was adjourned at 7:49PM. The next Board Meeting is scheduled for Wednesday December 20, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson