

Westlake Townhome Owners Association

Board of Directors Meeting

December 20, 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, Tim Cherwin

Association Manager: Paul Henderson

Absent: Alexis Kalish

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Edward Dosz made a motion to approve the Minutes from the November 15, 2023 Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None
Vote:

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

The Minutes from the November 15, 2023, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported that our area has been quiet as of late. A brief discussion took place about abandoned cars and guidelines for towing cars. The Village does enforce if needed.

3. FLOOR INQUIRES

A. General Comments

None

B. Violations

Mr. Madda from 219 Pinewood Lane received a 90 day letter for unpaid assessments and fines. The total balance is around \$1,800.00. He asked if some of the fines could be waived. The Board stated we have pictures showing the area in question had not been cleaned up. Mr. Madda stated he was in the hospital and we unable to clean the area. Mr. Madda stated he would clean the area by Saturday morning. He also stated that he would be moving out.

A motion was made by Tim Cherwin to waive half of the fines (\$437.50) if the area was cleaned up by Saturday morning. Becky Davis seconded the motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Absent

Pappanduros Nay

The motion is approved.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending was \$257.04 for the month of November. 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 \$31,122.00 for the month of November. Landscape Maintenance and tree maintenance were paid for. Gutter cleaning is almost complete for the year. Budget planning continues.

c. Rules/Facebook Committee

John Pappanduros is the chairman of the rules committee. 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. A brief discussion took place about having a separate Facebook page for members to post on.

d. Social & Recreation Committee

Becky Davis and Alexis Kalish are the cochairman of the social activities committee. Breakfast with Santa went well with about 20 children participating. The committee is looking into a wine and cheese event for early 2024. Details to follow.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of November. Mike reported that expenses were \$78,000 for the month. We showed a \$30,000 surplus for the month. The year-to-date loss is currently \$405,000.00. Assets were up \$30,000.00. Receivables were up \$14,000.00. Liabilities were down \$55.00. Delinquencies were up four units and \$5,000.00. Mike would like to finish up budget planning at the next finance meeting. At this time an \$8.00 increase will be looked at for the upcoming years budget.

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 received from Jose Barragan from 233 Applewood Lane. Jose explained he received a violation for trash cans being out after pickup. He noted that he had been out of town and put them away as soon as he returned.

Edward Dosz made a motion to waive the trash can violation at 233 Applewood Lane

Tim Cherwin seconded the motion. Discussion: None Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Kalish Absent

Pappanduros Aye

The Motion is approved.

B. Water Aerobics Approval

It was noted the office received the new contract, including the new rate for the 2024 sessions. Carla Kurtz will sign the new contract and Paul Henderson will send to the Park District.

C. Lower Level Furnace Replacement

It was noted that during the fall servicing of the furnaces, the unit that heats the hallway and locker rooms has a cracked heat exchanger and needs to be replaced. Bid numbers were enclosed in the Board package. It was agreed on that the Lennox CX35-48C-6F-20 for the sum of \$4,667.00 would be installed. Jim Lennon made a motion to install the new furnace as stated. Tim Cherwin seconded the motion. Discussion: None Vote:

Davis Aye
Cherwin Aye
Kurtz Aye
Lennon Aye
Dosz Aye
Kalish Absent
Pappanduros Aye
The motion is approved.

D. Banking Facility Change

Mike Grilli and Paul Henderson met with a representative from 5th3rd Bank regarding moving out accounts to that institution. Mike still had questions regarding possible fees generated from set up and ACH payments. Other options are being looked into and more details will follow regarding the change.

7. ADJOURNMENT

The Meeting was adjourned at 7:34PM. The next Board Meeting is scheduled for Wednesday January 17, 2024, at 7:00 PM.
Minutes Recorded by Paul W. Henderson