

Westlake Townhome Owners Association

Board of Directors Meeting

December 21, 2022

Minutes

1. CALL TO ORDER

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

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

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the November 16, 2022 Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None
Vote:

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

The Minutes from the November 16, 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. Munzon from 275 Colony Green Drive stated she received a violation for trash cans being out the day after pickup. She stated the reason the cans were out is she simply had a lot going on and forgot.

Jim Lennon made a motion to waive the fine at 275 Colony Green Drive for trash cans being out after pickup day. Edward Dosz seconded the motion. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Dosz Aye

Lemke Aye

Pappanduros Aye

The motion is passed

Mr. Strzewski from 215 Lakeshore Lane stated had had received multiple violations for smoke damage to the front of his unit. He stated that he has tried to clean the smoke damage off, but it needs to be repainted. It was noted that it is too cold to paint the unit at this time. He asked that no more violations be issued and he will paint the area as soon as the weather permits. The Board agreed to table previous violations until the front of the unit can be painted.

Mr. Richardson from 243 Pinewood Lane stated he received a violation for entering the clubhouse without identification. He stated he did offer to provide a driver's license but that account does not match the staff recount of the situation. He stated that he has two clubhouse ID cards and will bring them in the future.

Steve Hochberg made a motion to waive the fine at 243 Pinewood Lane for entering the clubhouse without an ID. Jim Lennon seconded the motion. Discussion: None Vote:

Hochberg Aye

Cherwin Aye

Kurtz Aye

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 November were \$260.00.

November was a very quiet month for exterior maintenance. Budget planning for next year continues.

b. Landscape Maintenance

Jim Lennon reported that expenses were \$30,775.00 for the month of November. \$13,375.00 spent on lawn maintenance. \$3,200.00 on tree maintenance. \$14,000.00 on gutter cleaning. Budget planning for next year continues.

c. Rules Committee

No Report

d. Social & Recreation Committee

No Report

e. Finance and Treasurer's Report

Mike Grilli reported for the month of November 2022. Expenses were \$75,000.00. We had a surplus of \$25,200.00. Cash and investments were up \$25,200.00. Receivables were up \$400.00. Liabilities were up \$44.00. Delinquencies were down three units and \$190.00. Budget planning continues for the upcoming year.

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

None

B. S N O W

A pending large storm may hit Westlake in the next few days. The crews are ready to handle whatever happens with the snowfall.

7. ADJOURNMENT

The Meeting was adjourned at 7:15PM. The next Board Meeting is scheduled for Wednesday January 18, 2023, at 7:00 PM.

Minutes Recorded by Paul W. Henderson