Westlake Townhome Owners Association
Board of Directors Meeting
August 21, 2024
Minutes

1. <u>CALL TO ORDER</u>

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

Present: Jim Lennon, Carla Kurtz, Tim Cherwin, John Pappanduros
Association Manager: Paul Henderson
Absent: Alexis Kalish, Edward Dosz, Becky Davis
Financial Consultant: Mike Grilli (Present)

Pledge of Allegiance

Tim Cherwin made a motion to remove Edward Dosz from the Board of Directors. It was noted that the reason for removal was relocation and a family situation. Steve Hochberg will replace Edward on the Board until the next Annual Meeting. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is approved.

2. <u>APPROVAL OF MINUTES –</u>

Tim Cherwin made a motion to approve the Minutes from the July 17, 2024, Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None
Vote:

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

The Minutes from the July 17, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. General Comments

Claire Krauss from 219 Willow Lane updated the Board on the neighbor at 217 Willow Lane. The Village engineer has been trying to contact the owners. They are not responding to what is being pumped out of their sump pump pit. The Village may have to take them to court if they do not respond.

B. Violations

Begum and Syed from 204 Lakeshore Lane received a trash can violation. They explained that they are new owner and did not realize the trash had to be put back the day of pickup. Tim Cherwin made a motion to waive the fine at 204 Lakeshore Lane. Steve Hochberg seconded the motion. Discussion: None Vote:

Davis	Absent
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	Absent
Pappanduros	Aye

The motion is approved

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that the roofing project is complete. Tim also stated we will be voting on the concrete contract later in the meeting. Spending for the month of July totaled $5,000.00 for work orders and $100,000.00 for contract work. Tim noted the final payment for roofing has been made.

b. Landscape Maintenance

Jim Lennon reported that normal weekly maintenance is ongoing. No major projects are planned for this year because of the roofing project. Weekly walk throughs continue. Spending for the month was $17,800.00 for landscape maintenance. $5,800.00 for tree trim and removal. $960.00 in timber replacement.

c. Rules/Facebook Committee

Becky Davis is taking over Facebook from Edward Dosz. She will try and provide more timely updates moving forward.

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

Becky and Alexis were not present. Paul Henderson reported that the Corn Roast was a great success. We still need to enlist more volunteers for next year. The cost of the corn roast this year was $136.83. Future events will be discussed at upcoming meetings.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of July. Mike reported that expenses were $169,300.00 for the month. We showed a $59,200.00 deficit for the month. Cash and investment were down $49,000.00. Receivables were down $14,600.00. Assets were down $64,200.00. Total equity was down $63,800.00. Delinquencies were down three units and down $1,000.00.

f. ***Nominating Committee***

No Report

g. Clubhouse Decorating Committee

No Report

h. ***Garden Committee***

i. No Report

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Banking Facility Change

Carla Kurtz and Jim Lennon closed out the Bloomingdale account completely.

6. NEW BUSINESS

A. Written Violation Notices

Linda Magett from 287 Bayview Court submitted a letter regarding an overgrown fenced in rear yard. She stated the area has been cleaned and it will remain clean moving forward.

Jim Lennon made a motion to waive the fine at 287 Bayview Court. John Pappanduros seconded the motion. Discussion: None Vote:

Davis	Absent
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	Absent
Pappanduros	Aye

The motion is approved.

B. Final Audit Draft Approval

All Board Members were given a copy of the final audit report from PBG to review. Jim Lennon made a motion to approve the audit as presented by PBG. Tim Cherwin seconded the motion. Discussion None Vote

Davis	Absent
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	Absent
Pappanduros	Aye

The motion is approved.

C. Security System Replacement

It was noted that our security system is over twenty years old and we can no longer get parts to repair it. A proposal from Securitas was presented for review. The replacement cost will be $3,959.84.

Steve Hochberg made a motion to approve the proposal as presented. John Pappanduros seconded the motion. Discussion: None Vote:

Davis	Absent
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	Absent
Pappanduros	Aye

The Motion is approved.

D. AAON Unit Board Replacement

It was noted that the unit that cools and heats the pool needs to have a board replaced that controls the fans when the compressors are turned on. The total cost will be $798.33.

Tim Cherwin made a motion to approve the board replacement as presented. Jim Lennon seconded the motion. Discussion: None Vote:

Davis	Absent
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	Absent
Pappanduros	Aye

The motion is approved.

E. Concrete Proposal Approval

It was noted that we had two bids for concrete replacement this year. The exterior maintenance committee has recommended we go with RJ Concrete for a total cost of $40,541.80.

Tim Cherwin made a motion to approve RJ Concrete to perform this years concrete replacement. Jim Lennon seconded the motion. Discussion: None Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	Aye
Pappanduros	Aye

The motion is approved. Note: The was an email vote taken on August 22, 2024.

7. **ADJOURNMENT**

The Meeting was adjourned at 7:29PM. The next Board Meeting is scheduled for Wednesday September 180, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson