

Westlake Townhome Owners Association

Board of Directors Meeting

September 18, 2024

Minutes

1. **CALL TO ORDER**

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

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

Association Manager: Paul Henderson

Absent: Steve Hochberg

Financial Consultant: Mike Grilli (Absent)

Pledge of Allegiance

2. **APPROVAL OF MINUTES –**

John Pappanduros made a motion to approve the Minutes from the August 21, 2024, Board of Directors Meeting. Tim Cherwin seconded the Motion. Discussion: None
Vote:

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

The Minutes from the August 21, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. **FLOOR INQUIRES**

A. General Comments

Mr. Pasha from 217 Edgewater asked if he could talk about a letter he received from the attorney. The Board stated there is nothing they can do at this point. He must speak with the attorney.

B. Violations

Alex Escobar received violations for trash cans being out and parallel parking in the driveway. Alex stated the trash cans were not his and he spoke to the Bloomingdale Police about the parking. Becky Davis made a motion to waive the fines at 211 Lakeshore Lane for parking and trash cans. Tim Cherwin seconded the motion.

Discussion: None Vote:

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

The motion is approved

Paulette Ennis from 230 Willow Lane received violations (3) for her back patio. She stated she did not see the first two notices. She has begun cleaning up the area but has not finished yet. This will be tabled until the next Board Meeting.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that the roofing project is complete. Concrete will be starting on September 30th, 2024. We spent \$6,700.00 on work orders in August. Tim noted we now have maps for the future roofing and wood work and painting projects. Planning for the 2025 projects is now underway.

b. Landscape Maintenance

Jim Lennon reported that normal weekly maintenance is ongoing. Weekly walk throughs continue. Spending for the month was \$17,800.00 for landscape maintenance. \$7,000.00 for tree trim and removal. It was noted that the trees are very stressed from the lack of rain and have been dropping branches all over the complex.

c. Rules/Facebook Committee

Becky Davis reported she is trying to be more proactive regarding sending out notices. John Pappanduros reported nothing for rules this month.

d. Social & Recreation Committee

Becky and Alexis are working on a Bears party and Chili Cook Off. Details will be sent out when the plans are finalized.

e. Finance and Treasurer's Report

Mike Grilli was absent from the meeting.

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.

6. **NEW BUSINESS**

A. Written Violation Notices

None

B. Landscape Renewals

All Board Members were given a copy of the landscape renewal proposals from Premier Landscape. A discussion took place regarding the overall satisfaction from the landscape company. It was agreed that we would like to continue using Premier Landscape moving forward. A two to four inch snow fall removal will now cost \$12,437.00. The monthly fee for landscaping will now be \$18,545.00

Jim Lennon made a motion to approve the proposals as presented by Premier. Tim Cherwin seconded the motion. Discussion None Vote

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Absent

Kalish Aye

Pappanduros Aye

The motion is approved.

7. **ADJOURNMENT**

The Meeting was adjourned at 7:38PM. The next Board Meeting is scheduled for Wednesday October 16, 2024, at 7:00 PM.

Minutes Recorded by Paul W. Henderson