

Westlake Townhome Owners Association

Board of Directors Meeting

December 18, 2024

Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Carla Kurtz, John Pappanduros, Alexis Kalish, Steve Hochberg, Becky Davis

Association Manager: Paul Henderson

Absent: Tim Cherwin

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Steve Hochberg made a motion to approve the Minutes from the November 20, 2024, Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None
Vote:

Davis Abstain

Cherwin Absent

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The Minutes from the November 20, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

Mr. Ismail from 259 Laurel Lane received a violation for trash out after pickup day.. He said he was guilty as charged and it will never happen again. Jim Lennon made a motion to waive the fine at 259 Laurel Lane for the trash can violation. Steve Hochberg seconded the motion. Discussion: None Vote:

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

The motion is approved

Kevin Ortega from 316 Colony Green Drive received a warning for his rear cross over fence being in disrepair. He wanted to know how long he has to repair it. The Board stated he can make the repairs in the spring as it is to cold now.

B. General Comments

Ms. Foggy from 295 Birchwood was wondering about starting a yoga class for the community and was looking for an update. The details are still being worked out. The time, fee, room availability all need to be looked into. The Board will discuss the matter further. Talk of putting a flyer in the newsletter was discussed to see what kind of interest the community would have.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin was absent. Paul Henderson reported we have had our first request to install solar panels on a unit roof. After doing some research, the association needs to come up with solar guidelines and HOA green mission statement by law. Jim Lennon and John Pappanduros are working on the solar requirements. Planning for next years projects are underway.

b. Landscape Maintenance

Jim Lennon reported that leaf pickup is now complete. Spending for the month was \$31,529.00. Snow removal equipment is on site and all the fire hydrants have been marked. No snow events as of todays date.

c. **Rules/Facebook Committee**

John Pappanduros reported solar panels rules are being worked on with the help of Jim Lennon.

d. **Social & Recreation Committee**

Becky and Alexis hosted a Visit with Santa event at the clubhouse. There were around fifteen families in attendance. Everyone had a good time.

e. **Finance and Treasurer's Report**

Mike Grilli reported for the month of November. We had a surplus for the month of \$49,839.00. Cash was up \$51,245.00. Receivables were down \$1,100.00. Assets were up \$49,900.00. Liabilities were up \$59.00. Equity was up \$49,900.00. Delinquencies were down two units and \$4,800.00. Mike noted that \$50,000.00 was transferred from checking to Morgan Stanley account.

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. Solar Panels

Jim Lennon and John Pappanduros are working on the policies regarding solar panels. They should have something by the next committee meeting.

6. **NEW BUSINESS**

A. Written Violation Notices

A letter was received from 352 Colony Green Drive regarding Holiday Decorations. No motion was made. The fine stands.

7. **ADJOURNMENT**

The Meeting was adjourned at 7:31PM. The next Board Meeting is scheduled for Wednesday January 15, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson