

Westlake Townhome Owners Association

Board of Directors Meeting

January 15, 2025

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, Tim Cherwin

Association Manager: Paul Henderson

Absent: Becky Davis

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Jim Lennon made a motion to approve the Minutes from the December 18, 2024, Board of Directors Meeting. Alexis Kalish seconded the Motion. Discussion: None

Vote:

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

The Minutes from the December 18, 2024 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

Mr. Stoyantchev from 263 Laurel Lane received a violation for trash out after pickup day.. He said it was a problem with the billing department and he account was paid.

Tim Cherwin made a motion to waive the fine at 263 Laurel Lane for the trash can violation. Steve Hochberg seconded the motion. Discussion: None Vote:

Davis	Absent
Cherwin	Aye

Kurtz Aye
Lennon Aye
Hochberg Aye
Kalish Aye
Pappanduros Aye
The motion is approved

A resident from 237 Lakeshore Lane received a violation for parallel parking. She said it was not her car and she had no idea who owned the vehicle. Tim Cherwin made a motion to waive the fine at 237 Lakeshore Lane for parallel parking. Steve Hochberg seconded the motion. Discussion: None Vote:

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

B. General Comments

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of December was \$7,150.00. The was for three months worth of work orders. Jim Lennon and John Pappanduros have been working on the solar requirements and will discuss further under old business. Planning for next year's projects continues.

b. Landscape Maintenance

Jim Lennon reported that leaf pickup is now complete and paid for. Spending for the month was \$13,710.00. Snow removal equipment is on site and all the fire hydrants have been marked. No snow events as of today's 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

Alexis Kalish reported they are still looking into a yoga program.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of December. Expences for the month were \$78,000.00. We had a surplus for the month of \$31,200.00. We have a year to date deficit of \$178,269.00. Cash was up \$27,500.00. Receivables were up \$4,000.00. Assets were up \$31,300.00. Liabilities were down \$99.00. Delinquencies were up eleven units and \$3,254.00. Mike noted that another \$50,000.00 will be 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. Solor Panels

Jim Lennon and John Pappanduros presented a comprehensive guideline for any future solar panel installation. The document includes the energy policy statement. All Board Members reviewed the document and are in favor of implementing the new polices.

6. **NEW BUSINESS**

A. Written Violation Notices

Ms. Troesken from 232 Millcreek Lane received a violation for trash out after pickup day. She said it was because she had to attend to her father in the hospital. Alexis Kalish made a motion to waive the fine at 232 Millcreek Lane for the trash can violation. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is approved

Mrs. Tianev from 304 Birchwood Lane received a violation for trash out after pickup day. She said it was because she was ill and it was very cold outside. Tim Cherwin made a motion to waive the fine at 304 Birchwood Lane for the trash can violation. Alexis Kalish seconded the motion. Discussion: None Vote:

Davis	Absent
Cherwin	Aye
Kurtz	Aye
Lennon	Aye

Hochberg Aye
Kalish Aye
Pappanduros Aye
The motion is approved

Mr. Syed from 204 Lakeshore Lane received violations for a broken garage door and car parked on the grass. He said the garage door is now fixed and his father did not understand the parking rules as he is new to the country. Tim Cherwin made a motion to waive the fines at 204 Lakeshore Lane for the above violations. Jim Lennon seconded the motion. Discussion: None Vote:

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

B. Pool Repairs (filter sand replacement)

Paul Henderson explained that we need to replace the sand media in the pool filtration system as we are not getting the required flow rate. The total cost for replacement is \$2925.00. The work will be performed by Platinum Pool Care. Tim Cherwin made a motion to have the needed pool work completed as stated in the quote. John Pappanduros seconded the motion. Discussion: None Vote:

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

C. Noise Mitigation Options

Jim Lennon presented a document regarding noise mitigation options. It was simply for reference if any homeowner is looking for ways to reduce noise within their unit.

D. Board Member Guidelines and Responsibilities

Jim Lennon presented a document regarding Board Member Guidelines and Responsibilities. The was for reference for all Board Members to review. If anyone has any questions, it can be discussed next month.

E. Budget Approval April 1, 2025 to March 31, 2026

Mike Grilli went through all line items as presented by the finance committee for the upcoming budget year 2026. Mike noted that the new assessment amount beginning on April 1, 2025 will be \$216.00 per month. Tim Cherwin made a motion to approve the fiscal

year 2026 budget as presented. John Pappanduros seconded the motion. Discussion: None
Vote:

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

The motion is approved

A brief discussion took place regarding moving forward with a yoga class and the idea of charging for permits to use the parking lot permit system. Both items will be mentioned in the February Newsletter so all owners are aware of the possibility of changing the parking let permit system along with looking for the amount of interest in a yoga program.

7. ADJOURNMENT

The Meeting was adjourned at 7:59PM. The next Board Meeting is scheduled for Wednesday February 19, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson