

Westlake Townhome Owners Association

Board of Directors Meeting

February 19, 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, Becky Davis

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the January 15, 2025, Board of Directors Meeting. Becky Davis seconded the Motion. Discussion: None

Vote:

Davis Abstain

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The Minutes from the January 15, 2025 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

Ms. Sexton from 327 Colony Green Drive inquired about the possibility of having a dog park on the property. It was explained that this has been looked at in the past and there are too many obstacles preventing a dog park at Westlake. She complimented the Board and Management for doing such a good job running the Association.

Ms. Samuleviciene from 228 Applewood Lane received a violation for trash cans being out after pickup day. She stated that she was ill and did not want to go back out in the cold weather. Becky Davis made a motion to waive the fine at 228 Applewood Lane for trash cans. 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

B. General Comments
None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of January was \$300.00. All contract items are complete and paid for. Planning for next year's projects continues.

b. Landscape Maintenance

Jim Lennon reported for the month of January spending was \$3,500.00. Snow removal equipment is on site and all the fire hydrants have been marked. We have now had two serviceable snow falls for the year.

c. Rules/Facebook Committee

John Pappanduros had no reports.

d. Social & Recreation Committee

Alexis Kalish and Becky Davis reported there will be a play date on March 14th. They are also looking at a March 7th adult event. The pool party held in February was a great success.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of January. Expenses for the month were \$49,300.00. We had a surplus for the month of \$61,500.00. We have a year-to-date deficit of \$117,000.00. Cash was up \$63,000.00. Receivables were up \$3,800.00. Assets were up \$61,100.00. Liabilities were down \$383.00. Delinquencies were down fifteen units and up \$1,000.00. 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. Yoga Classes

We have had eight phone calls regarding interest in joining a yoga class. When the instructor returns, we will discuss further.

6. **NEW BUSINESS**

A. Written Violation Notices

Ms. Mareci from 302 Colony Green Drive received a violation for Christmas Lights still being up. She said it was because it was icy and her husband was out of town. They were taking down the day he returned home. Becky Davis made a motion to waive the fine at 302 Colony Green Drive for the holiday light violation. Jim Lennon seconded the motion. Discussion: None Vote:

Davis Aye

Cherwin Aye

Kurtz Nay

Lennon Aye

Hochberg Aye

Kalish Nay

Pappanduros Nay

The motion is approved

Mr. Krueger from 285 Birchwood Lane received a violation for Christmas Lights. He stated that he was not aware of the rule and took them down as soon as he got the notice. Jim Lennon made a motion to waive the fine at 285 Birchwood Lane for the holiday light violation. Becky Davis seconded the motion. Discussion: None Vote:

Davis Aye

Cherwin Aye

Kurtz Nay

Lennon Aye

Hochberg Aye

Kalish Nay

Pappanduros Nay

The motion is approved

Mrs. Stojic from 236 Applewood Lane received a late fee on her assessment account. She stated that she had been sick and forgot to make the payment on time. Tim Cherwin made a motion to waive the late fee at 236 Applewood Lane. John Pappanduros seconded the motion. Discussion: None Vote:

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

The motion is approved

B. Permit Parking Fee at the Clubhouse

The Board of Directors discussed in detail implementing a \$2.00 a day fee to have a parking permit at the clubhouse. It was noted that 9 cars had not moved in over a one-week period of time. The fee system would begin in April of 2025. Tim Cherwin made a motion to implement a \$2.00 a day parking permit fee beginning April 1, 2025. Alexis Kalish seconded the motion. Discussion: None Vote:

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

The motion is approved

7. ADJOURNMENT

The Meeting was adjourned at 7:49PM. The next Board Meeting is scheduled for Wednesday March 19, 2025, at 7:00 PM.
Minutes Recorded by Paul W. Henderson