

Westlake Townhome Owners Association

Board of Directors Meeting

March 19, 2025

Minutes

1. CALL TO ORDER

Jim Lennon called the meeting to order at 7:00 PM.

Present: Jim Lennon, John Pappanduros, Alexis Kalish, Steve Hochberg, Tim Cherwin, Becky Davis

Association Manager: Paul Henderson

Absent: Carla Kurtz

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Tim Cherwin made a motion to approve the Minutes from the February 19, 2025, Board of Directors Meeting. Becky Davis seconded the Motion. Discussion: None

Vote:

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

The Minutes of the February 19, 2025 Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

None

B. General Comments

Winter from 311 Birchwood had a general question regarding the fee for parking at the clubhouse. It was explained that goes into effect April 1, 2025.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of February was \$1450.00. Exterior Maintenance is currently \$8750.00 over budget. Planning and timing of the upcoming projects is underway and will be starting up as planned weather permitting.

b. Landscape Maintenance

Jim Lennon reported for the month of February spending was \$15,973.00. Snow removal payment for the first event has been paid. With the light winter, landscape has \$100,000.00 left in the budget. Spring clean up will begin next week, weather permitting.

c. Rules/Facebook Committee

John Pappanduros had no reports.

d. Social & Recreation Committee

Alexis Kalish and Becky Davis reported the St. Patrick's day event was kind of slow. The committee is having a meeting at the end of April to plan future events. A children's clothing swap is being planned. Yoga at the clubhouse is being looked into further with nine members showing interest. The 2025 garage sale will take place on June 20 and 21 this year.

e. Finance and Treasurer's Report

Mike Grilli reported for the month of February. Expenses for the month were \$50,246.00 We had a surplus for the month of \$60,090.00. We have a year-to-date deficit of \$56,712.00. Cash was up \$53,000.00. Receivables were up \$7,600.00. Assets were up \$60,330.00. Liabilities were up \$200.00. Delinquencies were up two units and up \$2,500.00. Mike noted that another \$75,000.00 will be transferred from checking to Morgan Stanley account.

f. Nominating Committee

Tim Cherwin reported the Steve Hochberg and Becky Davis are up for election this June.

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

Planning continues.

6. NEW BUSINESS

A. Written Violation Notices

None

7. ADJOURNMENT

The Meeting was adjourned at 7:13PM. The next Board Meeting is scheduled for Wednesday April 16, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson