

Westlake Townhome Owners Association

Board of Directors Meeting

May 21, 2025

Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Carla Kurtz, Alexis Kalish (7:19PM), Steve Hochberg, Tim Cherwin, Becky Davis, John Pappanduros

Association Manager: Paul Henderson

Absent: None

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES –

Becky Davis made a motion to approve the Minutes from the April 16, 2025, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish No Vote

Pappanduros Absent

The Minutes of the April 16, 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

Jim Lennon asked if anyone had a problem moving the Exterior Maintenance Meeting, Landscape and Finance Meetings to a 6PM start time instead of 6:30PM. All are in favor of changing the time.

Val Bowers asked if we have ever thought about purchasing some tower fans for the upstairs lounge. She stated in helps when the temperatures reach extreme levels. Paul Henderson stated he would look into it.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of April was \$4,242.00. The 2025 woodwork project is approximately 50% complete. The painting project started today. Garage door replacement will be determined after the roofing project is complete. Concrete will take place in late summer or early fall. The roofing project is set to start towards the end of June.

b. Landscape Maintenance

Jim Lennon reported for the month of April spending totaled \$22,800.00. The mulch project is now complete and went well. The Village of Bloomingdale is working on restoring the areas that were dug up earlier in the year. Weekly walk throughs are taking place.

c. Rules/Facebook Committee

John Pappanduros had no report. The Facebook page reported that someone had a ceiling fall and reported in through Facebook. No follow-up took place from the homeowner.

d. Social & Recreation Committee

Alexis Kalish and Becky Davis reported the 2025 garage sale will take place on June 20 and 21 this year. They are holding a clothes swap on June 28, 2025. The committee is also looking for ideas for new events for the upcoming year. There was a nice turnout for the first yoga class.

e. Finance and Treasurer's Report

Mike Grilli reported for the fiscal year ending March 31, 2025 we ended up with a \$3,000.00 deficit. Expenses for the month of April were \$63,700.00. We had a surplus for the month of \$42,474.00. Cash was up \$50,100.00. Receivables were up \$18,747.00. Assets were up \$70,200.00. Liabilities were down \$2000.00. Delinquencies were up three units and up \$1,046.00. The audit took place on May 21, 2025 and everything went well with the field work.

f. Nominating Committee

Tim Cherwin reported the Steve Hochberg and Becky Davis are up for election this June. Three resumes have been submitted. The annual meeting will take place on June 4, 2025.

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

- i. John Pappanduros reported that the baskets for the clubhouse arrive May 23, 2025

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

6. NEW BUSINESS

A. Written Violation Notices

None

B. Roof Replacement Project 2025

A quote from Top Tier Exteriors was reviewed. The will continue the roof replacement project. The total cost for this year project will be \$403,624.00 This does not include any plywood replacement that may be needed. Jim Lennon made a motion to approve the roof replacement quote. John Pappanduros seconded the motion. Discussion: None
Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Aye
Lennon	Aye
Hochberg	Aye
Kalish	No Vote
Pappanduros	Aye

The motion is approved

C. Parties Extending Time at Night

Paul Henderson stated the staff that works the night parties have been complaining the parties do not finish during the prescribed time. They often stay 15 or 30 minutes late. It is suggested that we charge \$50.00 for every 15 minutes the party stays past midnight. The entire Board was in agreement.

7. ADJOURNMENT

The Meeting was adjourned at 7:26PM. The next Board Meeting is scheduled for Wednesday June 18, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson