

Westlake Townhome Owners Association

Board of Directors Meeting

June 18, 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 May 21, 2025, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The Minutes of the May 21, 2025 Board Meeting are approved.

Jim Lennon made a motion to approve the Minutes from the June 4, 2025, Annual Meeting. Alexis Kalish seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The Minutes of the June 4, 2025 Annual Meeting are approved.

Steve Hochberg made a motion to approve the following officers for the upcoming year. President-Carla Kurtz. Vice President-Jim Lennon. Secretary-Tim Cherwin. Treasurer-Mike Grilli. Becky Davis seconded the motion. Discussion: None Vote:

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

The motion to elect officers is approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

Syeda from 221 Willow Lane stated they would like to talk about the violations they have received. Carla Kurtz stated their account had been turned over to the attorney and they would need to speak to him moving forward.

B. General Comments

No Comments.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of May was \$30,000.00. The 2025 woodwork project is approximately 80% complete. The painting project is approximately 50% complete. 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 July 7, 2025. The homeowner from 240 Clearbrook Lane asked how much it cost to paint each unit. He was told a little over \$800.00 per unit. Asked if vinyl siding was ever thought of. It was explained roofing had to be completed first. He also asked to have his unit looked at after power washing was completed. Jim from J&L stated he would look at tomorrow.

b. Landscape Maintenance

Jim Lennon reported for the month of May spending totaled \$37,493.00. The mulch project was completed for a cost of \$15,000.00. Bush trimming has begun and will ongoing. Homeowners should water around the area if the dry conditions continue.

c. Rules/Facebook Committee

John Pappanduros had no report. The Facebook page they are posting the holiday trash pickup schedule. Also an update about fireworks.

d. Social & Recreation Committee

Alexis Kalish and Becky Davis reported yoga will now take place once a month. A clothes swap will be held on June 28th. Wacky water day will take place on July 18th. The Annual Corn Roast will be held on August 9th. A survey will be sent out soon asking residents what type of social events they would like to see moving forward.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of May were \$115,500.00. We had a surplus for the month of \$3,700.00. Cash was up \$8,700.00. Receivables were down \$4,600.00. Assets were up \$9,910.00. Liabilities were up \$126.00. Delinquencies were up two units and down \$1,000.00. 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 won three year terms on the Board of Directors.

g. Clubhouse Decorating Committee

No Report

h. Garden Committee

i. John Pappanduros the hanging baskets were purchased and installed at the clubhouse.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

6. NEW BUSINESS

A. Written Violation Notices

None

7. ADJOURNMENT

The Meeting was adjourned at 7:20PM. The next Board Meeting is scheduled for Wednesday July 16, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson