

Westlake Townhome Owners Association

Board of Directors Meeting

November 19, 2025

Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Steve Hochberg, Tim Cherwin, Becky Davis

Carla Kurtz

Association Manager: Paul Henderson

Absent: John Pappanduros and Alexis Kalsih

Financial Consultant: Mike Grilli

Pledge of Allegiance

2. APPROVAL OF MINUTES

Becky Davis made a motion to approve the Minutes from the October 15, 2025, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None

Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Absent

Pappanduros Absent

The Minutes of the October 15, 2025, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported the e bikes issues are getting better with the colder weather. There was a burglary on Lake Street recently that has been solved. The Bloomingdale Police to hired two new officers.

3. FLOOR INQUIRES

A. Violations

None

B. General Comments

Lisa Sexton from 327 Colony Green Drive stated that the social committee needs more helpers. Carla Kurtz explained it is not the Boards job to be on every committee. It was noted that we have had very low interest in the past few social events for adults. Lisa suggested putting more signage around the area. A food pantry/ blessing box will be set up in the clubhouse for those in need.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month on work orders was \$7,400.00. The 2025 woodwork project is 100% complete. The painting project is 100% complete. Garage door replacement will be discussed under new business. The concrete project is complete. The roofing project is complete for this year and plywood was an issue again this year.

b. Landscape Maintenance

Jim Lennon reported for the month of September spending totaled \$22,000.00. Normal weekly maintenance continues with leaf cleanup becoming the priority. The snow removal equipment has been delivered to the clubhouse.

c. Rules/Facebook Committee

John Pappanduros was absent. The Facebook page is new. A QR code was put in the newsletter and posted in the clubhouse. Trying to keep homeowners updated has been a priority of the Facebook Page. The thirty day rule for holiday lights need to be revisited and discussed.

d. Social & Recreation Committee

Becky Davis reported about 60 people attended the Halloween Event. Cookies with Santa will take place at the clubhouse on December 6th, 2025. Some type of pool party is being considered for January or February.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of October were \$116,600.00. We had a year to date deficit of \$352,700.00. Cash was up \$4,600.00. Receivables were down \$6,700.00. Liabilities were down \$132.00. Delinquencies were down one unit and down \$1,260.00. Paul Henderson noted six accounts are now with the attorney. Mike noted that 2 CD's have matured and they will be reinvested.

f. **Nominating Committee**

Tim Cherwin had no report.

g. **Clubhouse Decorating Committee**

Carla Kurtz had no report.

h. **Garden Committee**

John Pappanduros was absent.

5. **OLD BUSINESS**

A. Tabled Violation

No members were in attendance for tabled violations.

6. **NEW BUSINESS**

A. Written Violation Notices

None written notices received.

B. Pool Plaster Quote

Paul Henderson reported that the swimming pool needs to be replastered. This has been a discussion items for a few months now. Platinum pool provided a quote of \$64,789.00 to perform all the work needed. Becky Davis made a motion to approve Platinum Pool for replastering of the pool. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is approved

C. Blue Cross Blue Shield Renewal

Paul Henderson reported the health insurance is up for renewal. The total cost per month will be \$4,806.10. Paul Henderson pays \$2393.76 of that amount each month. Tim Cherwin made a motion to approve the health insurance renewal. Jim Lennon seconded the motion. Discussion: None Vote:

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

The motion is approved

7. ADJOURNMENT

The Meeting was adjourned at 7:31PM. The next Board Meeting is scheduled for Wednesday December 17, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson