

# **Westlake Townhome Owners Association**

## **Board of Directors Meeting**

### **January 21, 2026**

### **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, John Pappanduros and Alexis Kalsih  
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 December 17, 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 December 17, 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**

Mr. Zajac from 240 Clearbrook Lane asked again why the Village did not plow our streets. It was explained to him that the Village only salts after our contractor has completed snow removal. The Board asked the Manager to contact the Village for a more detailed explanation.

### **4. COMMITTEE REPORTS**

#### **a. Exterior Maintenance**

Tim Cherwin reported that spending for the month on work orders was \$207.00. The 2025 contract projects are all complete and paid in full. Tim noted that plywood replacement during the roofing project continues to be a large expense. Tim also noted that the garage door replacement program should restart next year.

#### **b. Landscape Maintenance**

Jim Lennon reported for the month of December spending totaled \$65,680.00. Jim noted the snowstorms we had have cut into the overall budget. Snow removal totaled \$59,000.00 so far. Gutter cleaning was paid \$4,200.00. The monthly tree contract totaled \$3,500.00

#### **c. Rules/Facebook Committee**

John Pappanduros said we would be discussing some possible rules changes during old business. The Facebook page is new. Paul Henderson will again send out the Facebook QR code in the newsletter for February 2026. Trying to keep homeowners updated has been a priority of the Facebook Page.

#### **d. Social & Recreation Committee**

Becky and Alexis reported the social committee had a meeting. The planned events for the next few months are as follows. A pool reopening event will take place in February. A Saint Patrick's Day event will be held in March. Trivia will be held in April and a Cross Town Classic event will be held in May.

#### **e. Finance and Treasurer's Report**

Mike Grilli reported expenses for the month of December were \$114,400.00. We had a year to date deficit of \$332,818.00. Cash was up \$17,800.00. Receivables were down \$15,400.00. Liabilities were up \$39.00. Delinquencies were up two units and up \$435.00. Mike noted he has a budget to discuss under New Business.

#### **f. Nominating Committee**

Tim Cherwin had no report. It was noted that Cherwin, Lennon and Kalish will be up for election in 2026.

**g. Clubhouse Decorating Committee**

Carla Kurtz had no report.

**h. Garden Committee**

John Pappanduros had no report.

**5. OLD BUSINESS**

**A. Tabled Violation**

No members were in attendance for tabled violations.

**B. Proposed Rule Changes**

Jim Lennon explained that the rules committee is proposing two rule changes. One is two simply add security cameras to items that need to be approved. Second is to modify the dates regarding installing holiday lights. A copy of the changes is attached to these minutes. Tim Cherwin made a motion to approve the proposed rules changes. 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

**6. NEW BUSINESS**

**A. Written Violation Notices**

None

**B. Xfinity Agreement**

It was explained that we had a previous contact with Xfinity signed in 2014. It was a ten year contract that is now expiring. A new contract was proposed with a one time payment of \$37,575.00 going to the association. The proposed contract is attached to these minutes. Steve Hochberg made a motion to approve the contract. Alexis Kalish seconded the motion. Discussion: A lengthy discussion took place regarding what the contract really entails. Vote:

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

The motion is approved. Becky Davis is going to have the law firm she works for review the contract and provide clarification is needed. This matter is not closed.

**C. Budget Discussion**

Mike Grilli distributed a copy of the April 1, 2026 to March 31, 2027 budget to everyone. Mike reviewed the budget in detail and answered any questions the Board had. Being this was the first time Board Members had seen the proposed new budget, it was decided to hold the approval vote at the February 18, 2026 Board Meeting.

**7. ADJOURNMENT**

The Meeting was adjourned at 7:37PM. The next Board Meeting is scheduled for Wednesday February 18, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson