

Westlake Townhome Owners Association

Board of Directors Meeting

October 15, 2025

Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Alexis Kalish, Steve Hochberg, Tim Cherwin, Becky Davis
Carla Kurtz, 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 September 17, 2025, Board of Directors Meeting. Jim Lennon seconded the Motion. Discussion: None
Vote:

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

The Minutes of the September 17, 2025, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police reported the e bikes have become a big problem all over town. They now have ordinances regarding e bikes. They are working on revising them. There are three classes of e bikes. Enforcement has been difficult for the officers. The Police Department will continue to work on the growing issue.

3. FLOOR INQUIRES

A. Violations

None

B. General Comments

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month on work orders was \$7,000.00. 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 set to begin this week and will take about two weeks to 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 \$32,600.00. Normal weekly maintenance continues with leaf cleanup becoming the priority. The drainage project is complete and paid for. Landscaping will continue until the end of November.

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.

d. Social & Recreation Committee

Alexis Kalish reported a chili cook off/Bears watch party is set for November 2, 2025. Little interest shown so far. A visit with Santa is being planned for December. A Halloween event is being planned. There will be a possible clothes swap again in November.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of September were \$162,600.00. We had a year to date deficit of \$350,351.00. Cash was down \$43,000.00. Receivables were down \$2,300.00. Assets were \$1,036,507.00. Liabilities were up \$60.00. Delinquencies were down one unit and down \$44.00.

f. Nominating Committee

Tim Cherwin had no report.

g. **Clubhouse Decorating Committee**

Carla Kurtz was absent.

h. **Garden Committee**

John Pappanduros was absent.

5. **OLD BUSINESS**

A. Tabled Violation

No members were in attendance for tabled violations.

B. Color Change on Units

A brief discussion took place regarding changing the colors of the units in the future. No action taken at this time.

C. Front Garage Gutter Quotes

The staff is currently getting quotes to distribute to homeowners for front garage gutters. They will be published in early 2026.

6. **NEW BUSINESS**

A. Written Violation Notices

Jose Duque from 289 Bayview Court submitted a letter regarding her garage window violations. She explained that she was waiting on the contractor to complete the work. They did not ignore the violations in any way. Becky Davis made a motion to waive the violations at 289 Bayview Court. 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

B. Attorney Firm Change

Paul Henderson reported that we have been having serious problems with our current attorney. All members were given paperwork regarding the new firm. A brief discussion took place. Jim Lennon made a motion to approve Dickler, Kahn, Slowikowski and Zavell, LTD as our new attorney firm. John Pappanduros seconded the motion. Discussion: None
Vote:

Davis Aye

Cherwin Aye

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye
Pappanduros Aye
The motion is approved

7. ADJOURNMENT

The Meeting was adjourned at 7:41PM. The next Board Meeting is scheduled for Wednesday November 19, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson