Westlake Townhome Owners Association
Board of Directors Meeting
August 20, 2025
Minutes

1. <u>CALL TO ORDER</u>

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

Present: Jim Lennon, Alexis Kalish, Steve Hochberg, Tim Cherwin, Carla Kurtz, John Pappanduros
Association Manager: Paul Henderson
Absent: Becky Davis
Financial Consultant: Mike Grilli
Pledge of Allegiance

2. <u>APPROVAL OF MINUTES</u>

Jim Lennon made a motion to approve the Minutes from the July 16, 2025, Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

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

The Minutes of the July 16, 2025 Board Meeting are approved.

<u>Report from the Bloomingdale Police Department</u>

The Bloomingdale Police were not in attendance.

3. <u>FLOOR INQUIRES</u>

<u>A. Violations</u>

None

<u>B. General Comments</u>

No Comments.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of July was $172,580.00. The 2025 woodwork project is 100% complete. The painting project is 100% complete. Garage door replacement will be determined after the roofing project is completed. The concrete project is out for bid. The roofing project nearing completion.

b. Landscape Maintenance

Jim Lennon reported for the month of July spending totaled $3565.00. Normal weekly maintenance continues. The drainage project is set to be completed on August 21, 2025.

c. Rules/Facebook Committee

John Pappanduros had no report. The Facebook page is new. A QR code was put in the newsletter and posted in the clubhouse.

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

Alexis Kalish reported that the corn roast was a success. A chili cook off/Bears watch party is set for November 2, 2025. A visit with Santa is being planned for December.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of July were $229,104.00. That number is overstated by $6,000.00 because of a tax payment. We had a year to date deficit of $76,200.00. Cash was down $125,500.00. Receivables were up $13,000.00. Assets were down $12,650.00. Liabilities were down $75.00. Delinquencies were up eleven units and up $8,400.00. The audit is still ongoing. Mike reported we will be transferring $250,00.00 from Morgan Stanley to Fifth Third.

f. ***Nominating Committee***

Tim Cherwin had no report.

g. Clubhouse Decorating Committee

Carla Kurtz had no report.

h. ***Garden Committee***

i. John Pappanduros had no report.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Drainage Project

The drainage repair project is on the schedule for August 21, 2025.

6. NEW BUSINESS

A. Written Violation Notices

None

B. Pool Plaster Repair

Paul Henderson noted that the pool is going to need to be re-plastered. We have a quote to plaster the entire pool or just the deep end. The Board will look at the pool after the meeting and this matter will be brought up again in September.

C. Concrete Proposals

Two proposals for concrete were presented. RJ Concrete and Concrete by Sennstrom both submitted proposals. A motion was made by Tim Cherwin to approve the proposal from Concrete by Sennstrom based on positive feedback for references. The total price will be $57,673.00. Jim Lennon seconded the motion. Discussion: None Vote:

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

The Motion is Approved.

D. Website Update

Paul Henderson reported that our web administrator suggested we make some updates to the site. It was noted that the website is working properly and this will be looked at more in the future.

E. Textedly

Alexis Kalish provided some information about a communication site. A brief discussion took place about the pros and cons of the site. No action taken at this time.

7. ADJOURNMENT

The Meeting was adjourned at 7:29PM. The next Board Meeting is scheduled for Wednesday September 17, 2025, at 7:00 PM.
Minutes Recorded by Paul W. Henderson