

Westlake Townhome Owners Association

Board of Directors Meeting

September 17, 2025

Minutes

1. CALL TO ORDER

Jim Lennon called the meeting to order at 7:00 PM.

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

2. APPROVAL OF MINUTES

Jim Lennon made a motion to approve the Minutes from the August 20, 2025, Board of Directors Meeting. Alexis Kalish seconded the Motion. Discussion: None

Vote:

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

The Minutes of the August 20, 2025, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

Mr. Clifford from 208 Lakeshore Lane received a violation for oil stains on the driveway. He stated that he had cleaned the stains (Picture Attached) and the vehicle was in the shop being repaired. Becky Davis made a motion to waive the fine at 208 Lakeshore Lane for oil stains. Alexis Kalish seconded the motion. Discussion: None
Vote:

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

The motion is approved

B. General Comments

Tom Daniels from 227 Edgewater Drive stated he would like to see the colors of the units changed. He thinks the value of homes will increase. Garage front gutters were also discussed along with the garage door replacement project. The Board explained that the budget does not allow for extra painting costs at this time as the roofing project still has three more years.

The owners of 327 Colony Green Drive and 281 Colony Green Drive both attended the meeting and had nothing but high praise for the roofing companies work this year. They were both very pleased.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month of August was \$270,000.00. 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 at the end of September or beginning of October. The roofing project is complete for this year.

b. Landscape Maintenance

Jim Lennon reported for the month of August spending totaled \$19,729.00. Normal weekly maintenance continues. The drainage project is complete. 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. How to communicate with the homeowners was discussed and a survey will be coming out shortly.

d. Social & Recreation Committee

Alexis Kalish reported a chili cook off/Bears watch party is set for November 2, 2025. A visit with Santa is being planned for December. A Halloween event is being planned.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of August were \$340,498.00. We had a year to date deficit of \$302,516.00. Cash was down \$227,250.00. Receivables were up \$22,945.00. Assets were down \$232,147.00. Liabilities were up \$85.00. Delinquencies were down nineteen units and down \$7,824.00. Mike stated we transferred \$50,000.00 from Morgan Stanley. Mike also stated the maximum assessment for next year would be \$270.00 per month minus garbage. The new garbage contract has not been posted by the Village of Bloomingdale yet.

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.

6. NEW BUSINESS

A. Written Violation Notices

Deb Dolphin from 235 Lakeshore Lane, submitted a letter regarding her trash can violation explaining why the can was out early. She stated that this would not happen again. Steve Hochber made a motion to waive the violation at 235 Lakeshore Lane.

Alexis Kalish seconded the motion. Discussion: None Vote:

Davis	Aye
Cherwin	Aye
Kurtz	Absent
Lennon	Aye
Hochberg	Aye
Kalish	Aye
Pappanduros	Absent
The motion is approved	

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 tabled this until November.

C. Furnace Replacement

Paul Henderson stated that one of the furnaces must be replaced. He is working on getting three quotes for the replacement.

D. Color Change on the Units

This was discussed during the committee report. Jim from J&L did state that a color change on the units would increase the cost of painting by approximately \$380.00 per unit.

E. Final Audit Report

Mike Grilli stated that the Board has the final audit report in the monthly package. Mike gave a brief overview of the report and stated everything looks good. Tax forms should be arriving shortly.

F. Snow and Landscape Renewals

Paul Henderson explained that we are still waiting on the final numbers for snow removal. Once the numbers are in he will distribute them to all the Board members. It was noted that a rental fee for the machines will be included in this years numbers.

G. Garage Door Replacement Project

Tim Cherwin explained that with the roofing project being over budget once again and the pool plaster work that needs to be done we will not replace any of the garage doors this year.

7. ADJOURNMENT

The Meeting was adjourned at 7:57PM. The next Board Meeting is scheduled for Wednesday October 15, 2025, at 7:00 PM.

Minutes Recorded by Paul W. Henderson