

Westlake Townhome Owners Association

Board of Directors Meeting

December 13, 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, 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 November 19, 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 November 19, 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

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Tim Cherwin reported that spending for the month on work orders was \$4,160.00. 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.

b. Landscape Maintenance

Jim Lennon reported for the month of November spending totaled \$33,000.00. Jim noted the snowstorms we had will cut into the overall budget. We paid the final landscape maintenance bill last month, the monthly tree contract and paid \$10,000.00 toward gutter cleaning.

c. Rules/Facebook Committee

John Pappanduros said we would be discussing some possible rules changes at the next committee meeting. 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

Becky and Alexis reported about 10 families attended the Cookies with Santa Event. Some type of pool party is being considered for January or February after the pool reopens. A social committee planning meeting will take place on January 7, 2026 at 6pm. Anyone interested in joining the committee is welcome to attend.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of November were \$108,800.00. We had a year to date deficit of \$335,000.00. Cash was up \$6,400.00. Receivables were up \$24,000.00. Liabilities were up \$46.00. Delinquencies were up seven units and up \$9,000.00. Mike noted he continues to work on the upcoming budget.

f. Nominating Committee

Tim Cherwin had no report.

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.

6. **NEW BUSINESS**

A. Written Violation Notices

A letter was received and reviewed from 233 Applewood Lane regarding a trash can violation. Mrs. Habib stated her son was out of town and she was unable to bring the cans in. Tim Cherwin made a motion to waive the violation at 233 Applewood Lane. Steve Hochberg 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 7:20PM. The next Board Meeting is scheduled for Wednesday January 21, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson