

Westlake Townhome Owners Association

Board of Directors Meeting

February 18, 2026

Minutes

1. CALL TO ORDER

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

Present: Jim Lennon, Steve Hochberg, Becky Davis
Carla Kurtz, Alexis Kalsih
Association Manager: Paul Henderson
Absent: Tim Cherwin 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 January 21, 2026, Board of Directors Meeting. Becky Davis seconded the Motion. Discussion: None

Vote:

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

The Minutes of the January 21, 2026, Board Meeting are approved.

Report from the Bloomingdale Police Department

The Bloomingdale Police were not in attendance.

3. FLOOR INQUIRES

A. Violations

Marshall Calpino from 211 Oakwood Lane asked if he could speak about the fines he received for vehicles in the driveway. The Board asked if they had been removed. He stated they will be gone in a few days. The Board tabled the matter until the March Board of Directors Meeting.

B. General Comments

Renee from 219 Lakeshore Lane asked if the Board had considered doing the garage doors on the Lakeshore Units next. She asked because they are the only units with attached garages and the bedrooms above the garage tend to be cold in the winter. The Board stated the committee will review her request at the next committee meeting.

4. COMMITTEE REPORTS

a. Exterior Maintenance

Paul Henderson reported that spending for the month of January was \$2787.99. That leaves \$13,162.76 in the budget for the next six weeks. The fiscal year ends on March 31, 2026.

b. Landscape Maintenance

Jim Lennon reported for the month of January spending totaled \$9,800.00. That leaves \$47,209.00 in the budget for the next six weeks. The fiscal year ends on March 31, 2026.

c. Rules/Facebook Committee

John Pappanduros was absent. It was noted the Facebook page has seen in jump in followers.

d. Social & Recreation Committee

Becky and Alexis reported the social committee had a meeting. The next social event will be the reopening party for the swimming pool. This will feature both a kids and adults portion of the party.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of January were \$53,732.00. We had a year to date deficit of \$268,729.00. Cash was up \$62,000.00. Receivables were up \$2,400.00. Liabilities were down \$342.00. Delinquencies were down eight units and up \$2,000.00. Mike noted he has a budget to discuss under Old 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 was absent.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

B. Xfinity Agreement

It was explained that we have had an agreement with Xfinity for the past ten years. This agreement provides the clubhouse free cable tv and exclusive rights to advertise in the clubhouse. The new ten year agreement will provide free cable, free internet and a one time payment of \$50,100.00. Jim Lennon made a motion to approve the Xfinity Agreement. Steve Hochberg seconded the motion. Discussion: None Vote:

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

The motion is approved

C. Budget Approval

Mike Grilli stated that everyone had a copy of the proposed budget for the upcoming year. Mike explained the budget and the new proposed assessment amount. Becky Davis made a motion the approve the 4-1-2026 to 3-31-2027 with the assessment amount to be \$224.00 per month starting 4-1-206. Alexis Kalish seconded the motion. Discussion: None Vote:

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

The motion is approved

6. NEW BUSINESS

A. Written Violation Notices

None

7. ADJOURNMENT

The Meeting was adjourned at 7:36PM. The next Board Meeting is scheduled for Wednesday March 18, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson