

Westlake Townhome Owners Association

Board of Directors Meeting

March 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, John Pappanduros
Association Manager: Paul Henderson
Absent: Tim Cherwin
Financial Consultant: Mike Grilli
Pledge of Allegiance

2. APPROVAL OF MINUTES

Jim Lennon made a motion to approve the Minutes from the February 18, 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	Aye

The Minutes of the February 18, 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 reported that the violations have been taken care of and requests that the fines be waived. Paul Henderson confirmed the items had been taken care of. Becky Davis made a motion to waive the fines at 211 Oakwood Lane. Jim Lennon seconded the motion. Discussion: None Vote:

Davis Aye

Cherwin Absent

Kurtz Aye

Lennon Aye

Hochberg Aye

Kalish Aye

Pappanduros Aye

The motion is approved.

B. General Comments

None

4. COMMITTEE REPORTS

a. Exterior Maintenance

Paul Henderson reported that spending for the month of February was \$2270.00. That leaves \$11,000.00 in the budget for the next month. The fiscal year ends on March 31, 2026. Roofing is slated to begin in mid-June. The woodwork project will begin in April followed by the paint project.

b. Landscape Maintenance

Jim Lennon reported for the month of February spending totaled \$15,450.00. That leaves \$32,000.00 in the budget for the next month. The fiscal year ends on March 31, 2026. Spring clean up will begin shortly along with turf repair and the first application of weed and feed. Core aeration will also take place in early April.

c. Rules/Facebook Committee

The Life Guard flyer for hiring will be posted on the Facebook page.

d. Social & Recreation Committee

Becky and Alexis reported kids portion of the pool reopening party went well. The adult portion did not see much of a turnout. The committee is working on revamping some ideas in hopes of getting more interest in the future.

e. Finance and Treasurer's Report

Mike Grilli reported expenses for the month of February were \$88,500.00. We had a year to date deficit of \$240,550.00. Cash was up \$9,600.00. Receivables were up \$18,000.00. Liabilities were down \$172.00. Delinquencies were up seven units and up \$9,000.00. Mike noted most of the increase was from legal fees. We are now also starting to get quotes on a Reserve Study.

f. Nominating Committee

Tim Cherwin was absent. 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 had no report.

5. OLD BUSINESS

A. Tabled Violation

No members were in attendance for tabled violations.

6. NEW BUSINESS

A. Written Violation Notices

None

7. ADJOURNMENT

The Meeting was adjourned at 7:12PM. The next Board Meeting is scheduled for Wednesday April 15, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson