

# Westlake Townhome Owners Association

## Board of Directors Meeting

### April 15, 2026

### Minutes

#### 1. CALL TO ORDER

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

Present: Jim Lennon, Carla Kurtz, Alexis Kalsih, John Pappanduros

Association Manager: Paul Henderson

Absent: Tim Cherwin, Steve Hochberg, Becky Davis

Financial Consultant: Mike Grilli

Pledge of Allegiance

#### 2. APPROVAL OF MINUTES

Jim Lennon made a motion to approve the Minutes from the March 18, 2026, Board of Directors Meeting. John Pappanduros seconded the Motion. Discussion: None

Vote:

Davis            Absent

Cherwin        Absent

Kurtz           Aye

Lennon        Aye

Hochberg      Absent

Kalish         Aye

Pappanduros   Aye

The Minutes of the March 18, 2026, 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**

Carol Lemke from 201 Edgewater Drive wanted to discuss the possibility of a driveway extension. It was stated that is not normally aloud, however the exterior maintenance committee will review the request.

### **4. COMMITTEE REPORTS**

#### **a. Exterior Maintenance**

Paul Henderson reported that spending for the month of March was \$1936.00. That leaves \$8958.00 under budget for the fiscal year ending 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 March spending totaled \$3,500.00. That leaves \$28,259.00 under budget for the fiscal year ending March 31, 2026. Spring clean up continues and the first round of pre-emergent has been applied.

#### **c. Rules/Facebook Committee**

No Report

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

Alexis Kalish reported the garage sale will be held on June 19<sup>th</sup> and 20<sup>th</sup> this year. 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 March were \$43,222.00. We had a year to date deficit of \$166,712.00. Cash was up \$96,700.00. Receivables were down \$24,100.00. Liabilities were up \$122.00. Delinquencies were down nine units and down \$11,000.00. We are now also starting to get quotes on a Reserve Study. Mike also reported that \$75,000.00 was transferred to the investment account.

#### **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

**B. 2026 Wood Work Project and Material Approval**

The 2026 wood work and the material to complete the project were reviewed by the Committee and the Board of Directors. The labor for the project is \$24,032.00. The material for the project is \$6,200.00 Carla Kurtz made a motion to approve the project. Alexis Kalish seconded the motion. Discussion: None Vote:

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

The 2026 woodwork and material is approved.

**C. 2026 Painting Project and Material Approval**

The 2026 painting project and the material to complete the project were reviewed by the Committee and the Board of Directors. The labor for the project is \$59,500.00. The material for the project is \$11,750.00 John Pappanduros made a motion to approve the project. Alexis Kalish seconded the motion. Discussion: None Vote:

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

The 2026 painting and material is approved.

**D. Bookkeeping Renewal Contract**

The renewal contract for bookkeeping was discussed. The new fee per month will be \$3,125.00. It was noted this is an increase based on increasing cost for stamps and supplies. Jim Lennon made a motion to accept the contract as presented. John Pappanduros seconded the motion. Discussion. None Vote

Davis Absent

Cherwin Absent

Kurtz Aye

Lennon Aye

Hochberg Absent

Kalish Aye

Pappanduros Aye

The bookkeeping contract is approved.

**7. ADJOURNMENT**

The Meeting was adjourned at 7:41PM. The next Board Meeting is scheduled for Wednesday May 20, 2026, at 7:00 PM.

Minutes Recorded by Paul W. Henderson