

**Chelsea Place Townhome Owners Association–CPTOA**

[www.chelseacircletownhomes.com](http://www.chelseacircletownhomes.com)

**Minutes of Board of Director - Post Annual Meeting**

**December 4, 2024 Agenda**

**Location: Winfield Library**

Meeting called to order at 7:50pm :

- Resident's Forum –
- Proposed Officers - Confirm
  - President – Lisa Napolitan
  - Vice President – Bill Riban
  - Treasurer – Barbara Helm
  - Secretary – Lena Zimmerer
  - Member at Large – Mark Janis

➤ Old Business

➤ New Business

Landscaping Contract with Chicago Hardscape for 2025, finalize and vote on in January

Landscaping Goals:

- Yard maintenance plan as defined in contract
- Modify – as needed
  - Start and end date of contract - determine
  - Improve lawn areas by reseeding, no use of mesh
  - Improve garden beds:
    - Which areas are responsibility of Chicago Hardscape
    - Weeding beds, add some new plants
  - Review/recommend earth friendly lawn treatments

**The meeting was adjourned at 8:10 pm.**

**Next Board Meetings, possible dates:**

Monday, January 13

Monday, February 10

No meeting during March

Respectfully Submitted,

Lisa N.  
President

Lena Z.  
Board Secretary