

# GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – March 23, 2026

Meeting was called to order at 7:05 p.m. by Rosemary Hulett

## Board Member(s) Present

Rosemary Hulett – President  
Harold Gause – Vice President  
Rolland Craig - Treasurer  
Freeman Pendleton – Director  
Sandy Keller - Director  
Scott Adler – EPI Management Rep.

## Board Member(s) Absent

Tamika Hill – Secretary  
Suffyyah Noor - Director

## **NEXT BOARD MEETING**

**MONDAY, APRIL 27<sup>th</sup>**

**7:00 P.M.**

Via Conference Call at **877-568-4106**

Access Code: **701-601-837**

**First 30 Minutes is for homeowner's remarks**

**ALL HOMEOWNERS ARE WELCOME**

## Open Forum/Homeowners Remarks

- Homeowner informed the board that they had a flood in the basement and that the drain outside is holding standing water. Homeowners' sump pump was not working. Homeowner also stated that the lawn between 3504-3506 is very muddy and has bald spots. Homeowner also informed the board that their front sidewalk slab is cracked in half.
- Homeowner wanted to know if their collection fees and attorney fees can be waived due to problems utilizing the portal. Discussion was moved to Executive Session.

## Secretary Report

- Motion made by Rolland Craig to modify the wording of minutes about homeowners insurance as follows: "The board highly suggests homeowners purchase Homeowners Insurance, not Condo Insurance." Motion seconded by Harold Gause. Motion passed by unanimous vote

## Treasurer Report

- Invoices presented for payment were reviewed and paid.
- Rolland requested a status report from EPI regarding money Market and CD accounts.
- **46** homeowners in arrears, totaling **\$72,416.13**
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.

## Management Report

- Management is completing the opening of the new CD's, and once completed, management will provide an update.
- Management reviewed with the Board the list of compliant and non-compliant homeowners regarding the census cards.
- Management provided the board with the original proposal from Center Guard Plumbing for the repair of the failed clean out piping at 18639. Due to the poor condition of the pipe, an additional ten feet of pipe had to be replaced for an additional cost of \$850. Rolland Craig motioned to accept the new proposal. Freeman Pendleton, Jr. seconded the motion. Motion carried by unanimous vote.

## Architectural Report – No Report

## Clubhouse/Pool

- The thermostat will be replaced.
- Board discussed making a few upgrades to the clubhouse, including the floors.

## Landscaping

- Lepore inquired about the areas damaged by the Village that need to be seeded. Lepore is placing the standard order for mulch to be put down in the communal areas.
- Sandy Keller motioned to have Lepore clean the wooded area between Grow Homes and Garden Court. Rolland Craig seconded the motion. Motion carried by unanimous vote.

**Orientation** – No Report

**Rules/Regulations** – No Report

**Volunteers** – No Report

**Social** – No Report

## Old Business

- With the upcoming spring/summer season approaching, the board will send to the homeowners a copy of the exterior modification form, along with a note explaining that the form is required to make certain exterior adjustments to the property. Sandy Keller motioned to have EPI distribute the modification form. Harold Gause seconded the motion. Motion passed unanimously.

**New Business** – No Report

## Adjournment

- Rolland Craig motioned to adjourn general session at 7:50 p.m. Freeman Pendleton Jr. seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations of rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

## **IF YOU SEE SOMETHING, SAY SOMETHING**

Recently, a homeowner's car was broken into and another homeowner's camera revealed that someone tried to enter their home on two occasions. The Board does not know if these are isolated incidents but want to notify homeowners to lock car doors and front doors ....

Report **ALL** illegal and suspicious activity to the police. Keep in mind that Board Members are not the authority and should not be expected to confront situations.

### **REMINDER**

**During this season of voting and the upcoming season of celebration of graduates, we want to remind you that this is a "NO SIGN" community. Yard signs and flags are a violation.**

### **SPRING CLEANING?**

**HOMEWOOD DISPOSAL**

[MYDISPOSAL.COM](http://MYDISPOSAL.COM)

Dispose of furniture, carpet, grease, mattresses, appliances, paint, electronics, medical supplies, etc.

**CALL PRIOR TO SITTING TRASH OUT**

Respectfully Submitted: Hope Craig, Recording Secretary