

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – February 23, 2026

Meeting was called to order at 7:10 p.m. by Rosemary Hulett

NEXT BOARD MEETING

MONDAY, MARCH 23, 2026

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

Board Member(s) Present

Rosemary Hulett – President

Harold Gause – Vice President

Rolland Craig - Treasurer

Tamika Hill - Secretary

Freeman Pendleton, Jr. – Director

Suffyyah Noor – Director

Sandy Keller – Director

Scott Adler – EPI Management Rep.

Open Forum/Homeowners Remarks

- New homeowner wanted to know how to make electronic assessment payments and who is responsible for patio door repairs.

Secretary Report

- Motion made by Suffyyah Noor for approval of minutes from January. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **45** homeowners in arrears, totaling **\$76,879.06**.
- Management has requested proposals from four auditors. Freeman Pendleton, Jr. motioned to approve having a 2025 audit. Suffyyah Noor seconded the motion. Motion passed by unanimous vote.
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded by Suffyyah Noor. Motion passed by unanimous vote.
- The board agreed to move US Bank money market account funds to new CD accounts and half the funds will go to a 24-month, 3.5% account and the other half into an 18-month, 3.6% account. Total funding is \$214,129.23.



Management Report

- Management provided the board with several investment options. Further discussion was carried over to executive session.
- Management informed the board that there are 22 non-compliant homeowners that have not returned the census cards.
- Management submitted for the board's review the response from Comcast regarding the best option for internet/TV services at the clubhouse. The current bill is \$303.50/month. The new proposal is \$232.12/month for 24 months. Freeman Pendleton, Jr., motioned to accept the new proposal. Rolland Craig seconded the motion. Motion carried by unanimous vote.
- Management submitted a proposal from Triton Plumbing for replacement of a failed sewer line under the garage of 18639. This matter was tabled until Executive Session.

Architectural Report – No Report



Clubhouse/Pool

- A new, WIFI accessible, thermostat will be put in the party area of the clubhouse.

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business

- The complimentary bags of snow melts for homeowners whose assessments are current have been postponed until next year due to the current weather conditions.



New Business

- Lights outside the clubhouse have been on 24/hrs. day; therefore, they will be replaced with dusk to dawn bulbs.

Adjournment

- Rolland Craig motioned to adjourn general session at 7:48 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.

PLEASE!!!

Refrain from putting loose garbage in your garbage can. Please put ALL garbage in bags. On Mondays, the streets are filled with garbage because loose garbage falls when the truck lifts the lid.



WE NEED TO HAVE SPACE FOR EMERGENCY VEHICLES – EVERY MINUTE IS CRUCIAL IN THE EVENT OF AN EMERGENCY

PLEASE PARK ON ONE SIDE OF THE STREET AND NOT AT THE EDGE OF A CORNER



HOMEOWNERS!!

PLEASE TURN YOUR OUTDOOR LIGHTS ON IN AN EFFORT TO DETER ILLEGAL ACTIVITY

PROPER HOMEOWNER'S INSURANCE

- Condo insurance covers the items inside of your unit only, not the walls/structure.
- Homeowner's insurance covers everything inside the unit, outside, and your neighbor's unit in case of a fire