

Garden Court Townhouse Association

Board of Director's Meeting – April 27, 2026

Meeting was called to order at 7:06 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig – Treasurer
Tamika Hill - Secretary
Suffyyah Noor – Director
Sandy Keller - Director
Freeman Pendleton, Jr. – Director
Scott Adler –EPI Management Rep.



Open Forum/Homeowners Remarks

- Homeowner inquired about the emails received regarding rule violation for hanging satellite wires. The homeowner bought the home with satellite intact; therefore, they are responsible for the violation. Homeowner also wanted an update regarding the standing water in back of their unit. Homeowner asked about the power washing schedule, and the last time homes were power washed was in 2024.
- Homeowner informed the board that they called the police because of excessive cars parked and loud music; and there was garbage in the street the next day.
- Homeowner requested an update regarding a matter of last year. EPI will consult with the staff and Fred Lepore.
- Homeowner apologized for a gathering of many people due to their grandfather's memorial service. Homeowner is a new owner and will be scheduled for a formal orientation.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from March. Motion seconded by Suffyyah Noor. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **48** homeowners in arrears, totaling **\$71,114.93**.
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Management Report

- Management provided the board with the year-to-date Actual vs. Budget Comparison for the first quarter.
- Management requested six bids for an audit. Three firms declined and the remaining three will submit quotes in the next week or so.
- Management submitted an invoice from Barry Roofing for repair of a leak in the bedroom caused by raised flashing around the furnace stack at 18615.
- Management reviewed with the board the list of compliant and non-compliant homeowners regarding the census cards. Non-compliant homeowners received a notice on March 6, 2026.

- Management is preparing the “Summer Reminders” Notice to be mailed and emailed to homeowners.

Architectural Report

- An inspection of all fences will be conducted next month.

Clubhouse/Pool

- Extermination of ants has been conducted. There is a chair that needs to be repaired. Board will look at floor samples to replace the carpeted areas.

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business

- Board reminded management to mail and email the Exterior Modification form for all homeowners.



New Business

- Grand Prairie Library is hosting a “Shred Day” on May 9, 2026, from 10:00am-12:00pm

Adjournment

- Sandy Keller motioned to adjourn general session at 8:20 p.m. Suffyyah Noor 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.

NEXT BOARD MEETING

MONDAY, MAY 18, 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

**IF YOU SEE ILLEGAL ACTIVITY, CALL
THE POLICE, AND LOITERING IS A
VIOLATION OF HAZEL CREST**

ORDINANCE

SECTION 15-10

SEE SOMETHING!

SAY SOMETHING!

COOK COUNTY LEAK REPAIR - Helps Residents Reduce High Water Bills

How Does It Work? 1) **Enroll**: Fill out the enrollment form. 2) **Assessing Your Needs**: A team member will call you to discuss plumbing needs and schedule an assessment. 3) **Repairs & Upgrades**: A licensed plumber will repair leaks or install efficiency upgrades at NO COST. 4) **Support**: Program provides step-by-step guidance and may even be able to help with outstanding water bills.

Ready to Start Saving Money on Your Water Bills? Questions?

CookCountyLeakRepair.org/Save • 773-570-4547 • info@CookCountyLeakRepair.org

Respectfully Submitted: Hope Craig, Recording Secretary