

# Garden Court Townhouse Association

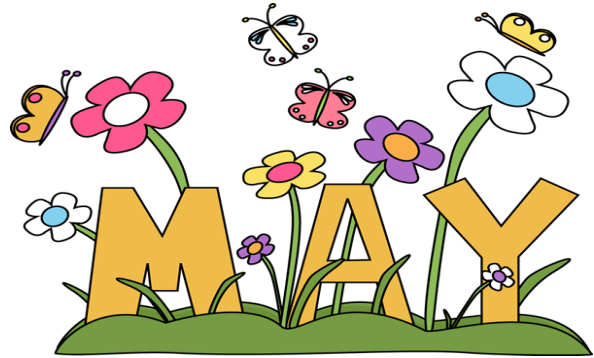
## Board of Director's Meeting

May 18, 2026

Meeting was called to order at 7:09 p.m. by Rosemary Hulett

### Board Member(s) Present

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



### Open Forum

- Homeowner requested an update on concrete repairs and replacements.
- Homeowner notified the board that their fence fell and needed replacement and/or repairs.

### Secretary Report

- Motion made by Rolland Craig for approval of minutes from April. Motion seconded by Harold Gause. Motion passed by unanimous vote.

### Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **48** homeowners in arrears, totaling **\$81,010.03**.
- Motion made by Sandy Keller for Treasurer Report approval. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

### Management Report

- Management is awaiting an update regarding the status of the new CDs.
- Management issued bid requests to multiple accounting agencies for the 2023 Audit. Three agencies declined and one agency has not responded yet. Management is awaiting the proposals from the remaining accountants and will have proposals for next month's meeting.
- Management provided the board with the specifications issued for the concrete replacement and leveling.
- A draft of specifications for tree trimming/removal was presented to the board for their review.
- Management submitted the listing of census cards non-compliant and compliant homeowners to date and issuance of additional fines as of May 7<sup>th</sup>.
- For the Board's reference, Management updated them regarding the removal of pavers dividers from the rear patio at 18663.

### Architectural Report

- Fence repair and deck painting will begin in 2-3 weeks.

Clubhouse/Pool – No Report

Landscaping – No Report

### Orientation

- An orientation was conducted with the new owner of 3528 who inherited the property.

Rules/Regulations – No Report

### Volunteers

- Thank you to the volunteers that delivered the Summer Reminders flyer!

Social – No Report

Old Business – No Report

### New Business

- Board will invite the Hazel Crest fire chief to speak at an upcoming meeting about their various programs. Also, attached is a flyer regarding the Fire Department Pancake Breakfast

### Adjournment

- Rolland Craig motioned to adjourn general session at 7:54 p.m. Harold Gause seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations or rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

## **NEXT BOARD MEETING**

**MONDAY, JUNE 22, 2026  
7:00 P.M.**

Via Conference Call at 877-568-4106  
ACCESS CO  
DE: 701-601-837

## **PARKING**

Park on one side of the street and please do not block your neighbor's driveway. Also, if hosting an event at the Clubhouse, please have all guests park on Village Drive, not Golfview Drive. And, no parking along yellow painted lines, especially those that block driveways.



## **CONGRATULATIONS TO ALL THE GRADUATES**

Just a few reminders: No celebratory signs are allowed to be displayed outside the home. When entertaining, music should not disturb your neighbors. Vehicles should not block entry or exit from other units or parked directly adjacent each other as it prevents emergency vehicles access.