

Garden Court Townhouse Association

Board of Director's Meeting – December 23, 2024
Meeting was called to order at 7:02 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Rolland Craig – Treasurer
Suffyyah Noor – Director
Freeman Pendleton, Jr. - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Harold Gause – Vice President
Tamika Hill – Secretary
Gwen Foshee - Director



Open Form/Homeowners Remarks

- Homeowner reviewed their account with EPI and discussed the purpose of various violations with fees attached to them.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- We ended the year under our 2024 budget.
- **42** homeowners in arrears, totaling **\$61,112.58**.
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded Suffyyah Noor. Motion passed by unanimous vote.

Management Report

- Presented the board with the updated Rental Agreement for the clubhouse reflecting the increased rental fee of \$150, increased fee for Clubhouse/Pool, and checkbox for handicapped accommodation.
- Awaiting a quote from Leaf Filter for the next wave of installations in 2025 for gutter guards.
- Management provided the board with general information regarding Flock Safety (license plate reader cameras). Management has been unable to discuss the Police Department's stance on this product with Deputy Chief Lewis. Management will provide an update at the next meeting.
- Management provided the board with the current listing of "non-compliant" homeowners that did not turn in their census cards. **CENSUS CARDS ARE DUE TO EPI BY JANUARY 31ST.**

Architectural Report – No Report

Clubhouse/Pool

- Board will obtain an updated estimate for repairing the pool and will also review the costs of repurposing the pool. All findings and options will be reported to homeowners.

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers

- BIG thank you to those that helped with the Christmas decorations at both entrances.

Social Committee – No Report

Old Business

- To keep our community well lit and safe, homeowners interested in free dusk to dawn light bulbs can contact EPI.
- Poop station near Grow Homes does not have any bags. Rosemary will contact the vendor that maintains the stations.
- Association Website: To reserve the clubhouse, for document requests, or to pay your assessments go to the HOA Association's website at www.gardencourtthouse.org. Assessments can also be paid directly on EPI's portal, please visit www.epimanagement.com. For questions contact EPI at 708-396-1800.

New Business - ELECTION RESULTS

- 13 ballots were submitted. Rosemary Hutlett, Harold Gause, and Rolland Craig will resume their current appointments.

Adjournment

- Rolland Craig motioned to adjourn general session at 8:18 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.



To help keep the community well-lit and safe, **FREE** dusk to dawn light bulbs, which will automatically turn on at night and turn off in the morning, are being offered to homeowners for the garage light fixtures.

Email scott@epimanagement.com if you are interested in being placed on the list for these bulbs.

NEXT BOARD MEETING

MONDAY, JANUARY 27, 2025

VIA CONFERENCE CALL AT (877) 568-4106

7:00 PM

FIRST 30 MINUTES IS FOR HOMEOWNER'S REMARKS

ALL HOMEOWNERS ARE INVITED TO THE ENTIRE GENERAL SESSION

2024 YEAR IN REVIEW

- Installation of poop stations along the path
- Completed the next phase of leaf filter gutter guards
- Multiple tree removals and tree plantings
- Balanced budget with no assessment increase
- Successful family BBQ
- Added the Social Committee
- Distribution of FREE dusk to dawn light bulbs
- Removed saunas from the clubhouse locker rooms
- All homes were power washed
- Submitted information for audit