

Garden Court Townhouse Association

Board of Director's Meeting – October 27, 2025

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
Freeman Pendleton, Jr. – Director
Suffayyah Noor - Director
Scott Adler –EPI Management Rep.



Open Forum/Homeowners Remarks

- Homeowner expressed a safety concern based on the early evening darkness.
- Homeowner reported a streetlight that has been out near 3539. Homeowner informed the board that they reported this light being out years ago.
- Homeowner requested clarification regarding the fee being charged for not returning the census report. Homeowner requested that monthly board meetings be held in person at the clubhouse. Homeowner wanted clarification on the difference between a Homeowner's meeting and Board meeting – they would like to have a meeting of homeowners to discuss issues in person.

Secretary Report

- Motion made by Harold Gause for approval of minutes from September. Motion seconded by Suffayyah Noor.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **48** homeowners in arrears, totaling **\$83,300.45.**
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Management Report

- EPI provided the Board with the draft of the 2026 budget.
- EPI provided the Board with a list of homeowners who received violation letters for non-compliance with continuing fines.
- Barry Roofing submitted a proposal to replace the flat roof at the front of 3464 due to reported leakage. Total cost of the proposed work is \$4,808. The contractor confirmed previous repairs to this unit were caulking or patching. The replacement will address the continued leakage. Management is awaiting confirmation from the contractor regarding the warranty on the replacement.
- EPI provided the board with two proposals for the clubhouse extermination on a quarterly basis. The remaining three bidders have not responded to EPI's follow-up request. Suffayyah Noor motioned to accept the proposal from Savage Pest Solutions for \$160/quarterly. Tamika Hill seconded the motion. Motion carried by unanimous vote.
- EPI requested a proposal from Q's Janitorial for the stripping and waxing of the floor in the entry of the clubhouse. Contractor informed EPI that the floor has a type of tile that should not be waxed.

- Four Board positions are up for election this year, and they are Tamika Hill, Suffayyah Noor, Freeman Pendleton, Jr., along with one open seat. The Initial Notice and Request for Candidates will be issued around the first of November.

Architectural Report – No Report

Clubhouse/Pool

- Clubhouse calendar will be adjusted on our website to reflect one weekend rental per week. Renting the clubhouse back-to-back does not allow for the space to be cleaned properly prior to the next day's rental.

Landscaping

- Lepore placed seed mesh over the areas dug up by AT&T.

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:11 p.m. Suffayyah 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.



HOMEOWNERS!!

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

NEXT BOARD MEETING

MONDAY, NOVEMBER 24TH

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 INVITED TO THE ENTIRE
GENERAL SESSION**



SOCIAL COMMITTEE WANTS YOU!

Social Committee is requesting your input. What type of events and activities would you like them to provide? The Social Committee was created with all homeowners in mind to create community and have tons of fun. Please email all ideas and suggestions to gardencourtpool@gmail.com by Friday, November 21st

Respectfully Submitted: Hope Craig, Recording Secretary