

Garden Court Townhouse Association

Board of Director's Meeting – September 22, 2025

Meeting was called to order at 7:05 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

NEXT BOARD MEETING

MONDAY, OCTOBER 27, 2025

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**

Open Form/Homeowners Remarks

- Homeowner requested clarification for an email they received regarding placing a birdhouse in a tree in the communal area.
- Homeowner thanked the board for the recent tree removals but informed the board that wood chips were left in a pile. Homeowner also notified the board that the lawn was damaged by truck tire tracks.
- Homeowner informed the board that the tree removals resulted in wood chips being spread throughout the lawn. Homeowner wanted to know what the cleanup process should have been.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **44** homeowners in arrears, totaling **\$86,881.98**. Totals include attorney fees.
- Motion made by Tamika Hill for Treasurer Report approval. Motion seconded Suffayyah Noor. Motion passed by unanimous vote.

Management Report

- EPI provided the Board with a list of non-compliant homeowners to the census card request. They have received a letter of violation and fines.
- Leaf Filter completed the installation of gutter guards on September 7th for units 18606-612, 18645-18649, 3409-3411, and 3528-3534 for a total cost of \$57,088.
- US Tree removed and trimmed contracted trees on September 15th-17th. Management will re-inspect to confirm all work was completed prior to issuing payment.
- EPI submitted a proposal from Barry Roofing for \$4808 to replace the flat roof at the front of 3464. Homeowner reported leakage.
- EPI provided the board with several proposals for the clubhouse extermination on a quarterly basis. Management is awaiting two additional proposals; therefore, this issue will be tabled until proposals are received.

- Board members up for election this year are Tamika Hill, Suffayyah Noor, and Freeman Pendleton, Jr. There is also an open Director position. Formal notices will be distributed in early November.

Architectural Report – No Report

Clubhouse/Pool

- **The Family BBQ was a success. The board would like to thank those that stayed behind to assist with cleanup, which is so appreciated. It was a pleasure for the board to meet our newest homeowner, Mr. Franklin.**

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers

- The board would like to thank the volunteers for distributing the fliers for the Family BBQ.

Social – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:04 p.m. Tamika Hill 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.



Best way to reach EPI

EPI utilizes a phone service; therefore, leave a message with your name, number, and association name to receive a call back.

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



**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**