

Garden Court Townhouse Association

Board of Director's Meeting – December 22, 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
Suffyyah Noor – Director
Freeman Pendleton, Jr. - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Tamika Hill – Secretary



Elections of Officers

- Board members up for election (Tamika Hill, Suffyyah Noor, and Freeman Pendleton, Jr.) have been reelected
- A new board member, Sandy Keller, has also been elected to serve as Board of Directors

Open Form/Homeowners Remarks

- Homeowner reported that their downspout is hanging from their unit
- Homeowners have a defective light bulb that's constantly blinking
- Homeowner's driveway/sidewalk is sinking, and the curve is raised up

Secretary Report

- Motion made by Rolland Craig for approval of minutes from October. Motion seconded by Freeman Pendleton Jr. Motion passed by unanimous vote. There wasn't a meeting in November.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- We ended the year under our 2025 budget.
- **54** homeowners in arrears, totaling **\$88,559.32**.
- Motion made by Suffyyah Noor for Treasurer Report approval. Motion seconded Harold Gause. Motion passed by unanimous vote.

Management Report

- Management provided the Board with the proposed 2026 budget at a 0% increase. Harold Gause motioned to accept the proposed 2026 budget. Suffayyah Noor seconded the motion. Motion passed unanimously.
- Management will begin recording non-compliant Census Card owners in February after the January 31st due date. Management will issue the notice to all owners regarding the **workshops at the Clubhouse scheduled for 11a-1p Saturday, January 17th and January 24th to obtain a form or receive help with the completion of the Census cards.**
- Management informed Barry Roofing of the Board's approval to repair the flat roof at 3464.
- Management provided the Board with a report from Barry Roofing regarding the homeowner's complaint of leaking on the microwave at 18660. Barry Roofing found no signs of moisture in the ceiling or above the microwave, but did find the vent for the microwave was connected to a mushroom-style vent, which is incorrect for this application. Barry Roofing returned a second time to replace the vent with the proper style.
- Management presented a proposal from US Tree to remove, and stump grind the tree located at the rear of 3526, in the planter bed adjacent to the deck. US Tree stated that the stump cannot be fully removed since a portion is located under the homeowner's deck. Rolland Craig motioned to cover half the cost. Freeman Pendleton, Jr. seconded the motion. Motion carried by unanimous vote.
- Management shared their email string with AT&T regarding the internet and emergency phone service at the clubhouse.

Architectural Report

- Roof inspection at 18545 found no mold, mildew, or water damage

- Several units have downspouts that have been disconnected due to high winds. All downspouts will be reconnected shortly

Clubhouse/Pool

- There is a rental for Christmas Day.

Landscaping

- Lepore is scheduled to clean up debris and branches now that the snow has melted.

Orientation

- Closing on 18622 is scheduled for December 23rd.

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

- EPI is in the process of updating the Homeowner’s Manual

New Business – No Report

Adjournment

- Harold Gause motioned to adjourn general session at 8:35 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.



PLEASE!!!

refrain from putting loose garbage in your garbage can – Please put ALL garbage in bags. On Mondays, the streets are filled with garbage because loose garbage falls when the truck lifts the lid

NEXT BOARD MEETING

MONDAY, JANUARY 26, 2026

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

YEAR IN REVIEW

- There was no increase in the monthly assessment fee
- We were able to make continuous monthly funding of reserves
- We continued to install Leaf fitters on additional homes
- Several trees dead or diseased trees were cut down
- Replaced damage siding as needed
- Hosted Annual barbecue
- Enhancements were made to the HOA collection policy
- Homeowners were notified of the importance of having the correct full homeowner’s insurance versus condo insurance