

# Garden Court Townhouse Association

Board of Director's Meeting – July 28, 2025

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



## OPEN FORUM/HOMEOWNERS REMARKS

- Homeowner thanked the Board for having the smokestacks painted.
- Homeowners wanted to know the reason for the flags and markings throughout the neighborhood.
- Homeowners wanted a status report on the pool opening or repurpose.
- Homeowner requested clarification for a letter they received regarding their new gazebo.
- Homeowner followed up on the status of an exterior modification request.

## SECRETARY REPORT

- Motion made by Freeman Pendleton, Jr. for approval of minutes from June. Motion seconded by Harold Gause. Motion passed by unanimous vote.

## TREASURER REPORT

- Invoices presented for payment were paid.
- **42** homeowners in arrears, totaling **\$73,618.73**.
- Motion made by Suffayyah Noor for Treasurer Report approval. Motion seconded by Freeman Pendleton, Jr. Motion passed by unanimous vote.

## MANAGEMENT REPORT

- Management provided the board with the listing of homeowners that have not turned in the Census Card. The homeowners have received a letter of violation for non-compliance with continuing fines.
- Center Guard Plumbing completed the repair of the failed sewer line and clean out installation at 3508. The owner will need to restore the landscaping and deck at the rear of the unit due to the work.
- Management submitted proposals for tree removals and trimmings. US Tree Service is \$11,450 (after deducting three trees already removed and their discount) and Precise Tree Service is \$18,200. Harold Gause motioned approving the proposal from US Tree Service. Suffayyah Noor seconded the motion. Motion passed by unanimous vote.
  - Prior to this meeting, three additional homeowners have requested that their trees be added to the contract, which will be an additional \$1,000. Rolland Craig motioned to approve US Tree Service's current proposal if they can keep the three additional trees under \$1,000. Suffayyah Noor seconded the motion. Motion carried by unanimous vote.
- **Management provided the board with two proposals submitted earlier this year for reconstruction of the pool. All Seasons provided a budgetary proposal for keeping pool structure intact by resurfacing the interior but replacing all other components at a cost of \$296,630. Sunset Pools provided a quote for complete demolition and installation of a new ADA-compliant pool with new piping, equipment, and replacing the existing fence for a cost of \$416,500. Management also provided the board with repurposing ideas submitted by homeowners several years ago in response to a questionnaire asking for suggestions. This matter has been put on hold until the delinquencies**

are handled. The board agreed that we are not in a financial position right now for such an expensive project without increasing the monthly assessments.

- Management submitted the rental agreement for an event on June 28<sup>th</sup> at the clubhouse. The clubhouse has two upcoming rentals on August 9<sup>th</sup> and 10<sup>th</sup>.

### **ARCHITECTURAL REPORT**

- The painting of the last stretch of smokestacks will be completed this week.
- Several homes have worn shingles on the roof, so EPI will request a few estimates.
- EPI will also acquire estimates for the remaining homes without gutter guards.
- Fence repairs will continue throughout the next few months.

### **CLUBHOUSE/POOL**

- Next month there are rentals for the 9<sup>th</sup> and 10<sup>th</sup>. The board discussed the pros and cons of having back-to-back rentals.
- A checkbox will be added to the rental form asking if this is your first rental so that a tour with a review of the rules can be scheduled prior to the rental.

### **LANDSCAPING**

- Tree trimming and removals throughout the subdivision have been quick and clean.

**ORIENTATION** – No Report

**RULES/REGULATIONS** – No Report

**SOCIAL** - No Report

**VOLUNTEERS** – No Report

**OLD BUSINESS** – No Report

### **NEW BUSINESS**

- There was a recent fire a few weeks ago and the home had to be gutted; but fortunately, the homeowner had the correct insurance. **The board would like to recommend that homeowners contact their insurance agent to verify that you are carrying full homeowners' insurance and NOT condominium insurance. Since we are in townhomes and not condos, this coverage will probably cost more. But in the event of a disaster, not having proper coverage could be financially devastating!**

### **ADJOURNMENT**

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

## **NEXT BOARD MEETING**

**MONDAY, AUGUST 25<sup>TH</sup>**

**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 WELCOME**



## **GARDEN COURT BARBECUE**

**Saturday, September 20, 2025**

**1:00 - 5:00 P.M.**

**CONFIRM YOUR ATTENDANCE ASAP AT  
GARDENCOURTPOOL@GMAIL.COM**

**RSVP BY  
AUGUST 31<sup>ST</sup>  
2025**