

Garden Court Townhouse Association

Board of Director's Meeting – October 28, 2024
Meeting was called to order at 7:01 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President
Harold Gause – Vice President
Rolland Craig – Treasurer
Tamika Hill - Director
Gwen Foshee – Director
Suffayyah Noor – Director
Freeman Pendleton, Jr. - Director
Scott Adler –EPI Management



NEXT BOARD MEETING

MONDAY, NOVEMBER 25, 2024

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 inquired about the status of their modification request. After reviewing the diagram of the layout, Rolland Craig motioned to approve the installation of a single zone A/C unit for the enclosed walkway. Freeman Pendleton, Jr. second the motion. Motion passed by unanimous vote.
- Homeowner inquired about the replacement of their Ring camera that was damaged by the power washing. Homeowner also informed the board that the poop station near Grow Homes does not have bags. Homeowner also stated that 7 trees have been removed around their unit, but only 2 have been replaced, and they would like to have another tree replaced and grass laid.
- Homeowner requested the process for replacing dented aluminum around their garage.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **39** homeowners in arrears, totaling **\$48,624.04.**
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded Suffayyah Noor. Motion passed by unanimous vote.

Management Report

- Provided the Draft Budget for review and modification prior to sending to the homeowners.
- All concrete replacements have been completed.
- Fire damage at 18642 has been completed.
- US Tree completed the tree trimmings and removals, including the trees burned due to the truck fire.
- Construction Concepts has not completed the additional work for the water damage at 3465.
- Construction Concepts' contract for snow removal during the upcoming season has been signed.
- Presented a work order regarding a roof leak at 3464. Rolland Craig motioned to replace the flat roof membrane due to continued leakage. Harold Gause seconded the motion. Motion passed by unanimous vote.
- Presented a work order for sewer backup at 3451 and the communication with the contractor, Center Guard Plumbing. This matter is being tabled until EPI receives the invoice from the contractor.

- Submitted the 2025 landscape proposal from Lepore Landscape, which includes a \$250/month increase. Harold Gause motioned to approve the proposal. Rolland Craig seconded the motion. Motion passed by unanimous vote.
- Submitted research on providing handicapped access to the clubhouse. This matter will be discussed at the next board meeting.
- Submitted for the board's review information and proposal regarding the mandatory report filing with the Financial Crimes Enforcement Network (part of the U.S. Treasury Department). This filing must include the name, date of birth, residential address, and copy of a driver's license, passport, or other photo ID for all board members. The attorney, Keough & Moody, will coordinate the gathering of this information for a cost of \$450. Gwen Foshee motioned to approve the proposal. Rolland Craig seconded the motion. Motion passed by unanimous vote.

Architectural Report – No Report

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers – No Report

Social Committee – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Suffayyah Noor motioned to adjourn general session at 8:12 p.m. Rolland Craig 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.



HAPPY THANKSGIVING



Please refrain from flushing paper products, feminine products, and flushable wipes. These products cause raw sewage to back up into **YOUR HOME, at your expense.** Even if a product says it is "flushable," **DO NOT** flush!

DOG ORDINANCE

Homeowners are responsible for picking up after their dog. Infraction is a fine of \$50

ASSOCIATION WEBSITE

To reserve the clubhouse, or for document requests, please contact EPI by email epi@epimanagement.com or by phone 708-303-7145. To access the portal, please visit www.epimanagement.com. Forms can also be received from Rosemary Hulett @ rosebush54@sbcglobal.net