

GARDEN COURT TOWNHOUSE ASSOCIATION

Board of Director's Meeting – January 27, 2025

Meeting was called to order at 7:05 p.m. by Rosemary Hulett

NEXT BOARD MEETING

MONDAY, FEBRUARY 24, 2025

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



Board Member(s) Present

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

Open Forum/Homeowners Remarks

- Homeowner inquired about who's responsible for the holes in the street on Village Drive, and what can be done about it.
- Homeowner wanted to know if it was too late to receive the dusk to dawn lightbulbs.

Elections of Officers

- Harold Gause nominated Rosemary Hulett for President. Suffyyah Noor motioned, and all were in favor. Rosemary Hulett accepted the nomination.
- Rosemary Hulett nominated Harold Gause for Vice President. Freeman Pendleton, Jr. motioned, and all were in favor. Harold Gause accepted the nomination.
- Suffyyah Noor nominated Rolland Craig for Treasurer. Rosemary Hulett motioned, and all were in favor. Rolland Craig accepted the nomination.
- Rolland Craig nominated Tamika Hill for Secretary. Rosemary Hulett motioned, and all were in favor. Tamika Hill accepted the nomination.

Appointment of Committee Heads

- Rosemary Hulett and Tamika Hill accepted the assignment to remain on the Orientation Committee. Rolland Craig accepted the assignment to remain on the Architectural Committee. Rolland Craig accepted the assignment to head the Landscaping Committee, and Freeman Pendleton, Jr. joined the committee. Rosemary Hulett and Harold Gause accepted the assignment to remain on the Rules & Regulations Committee. Suffyyah Noor accepted the assignment to head the Volunteer Committee, and Freeman Pendleton, Jr. joined the committee. Harold Gause and Tamika Hill accepted the assignment to remain on the Social Committee. Rosemary Hulett accepted the assignment to remain on the Clubhouse/Pool Committee, and Harold Gause joined the committee.

Secretary Report

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

Treasurer Report

- An excellent job was done budgeting last year, and we ended the year in the black.
- Invoices presented for payment were reviewed and paid.
- Last year we were over budget due to landscaping, concrete work, and general repairs.
- **38** homeowners in arrears, totaling **\$63,949.08**.
- Motion made by Suffyyah Noor for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Management Report

- Management posted the updated rental application to the website.
- Management submitted the proposal from Leaf Filter for the installation of gutter guards on 18636-18642, 18614-18620, 3448-3450, and 3454-3460 (13 units) for a total cost of \$64,483 (\$4,960.23/unit). Harold Gause motioned to approve the proposal and take the funds from the reserve account. Rolland Craig seconded the motion. Motion carried by unanimous vote.
- Management requested proposals from Maverick Pools, Aqua Pools, All Seasons, Diamond Pool, Aqua Guard, and Pool Side for the reconstruction of the pool. Aqua Pools, Diamond Pool, and Pool Side declined to bid. Management is awaiting responses/dates to inspect the pool and equipment from the remaining contractors.
- SMS removed the siding at 3529 to allow access for ComEd to replace the meter. Once the owner confirms ComEd is completed, Management will meet with SMS and Freeman Pendleton, Jr. to review an alternative method of re-installing the siding to allow for access when needed.
- Management requested Sgt. Milligan forward information regarding cameras and proper placement to be sent to homeowners. As of the preparation of this report, Management has not received the information.
- Current Census Cards are due by January 31st. Management will provide the current non-complaint listing in the February Management Report for the Board's review.

Architectural Report – No Report

Clubhouse/Pool

- Although Management is requesting proposals for the reconstruction of the pool, the idea of repurposing the pool is still on the table. At this point, with the cost of everything increasing, we would like to obtain a current quote.



Landscaping – No Report

Orientation – No Report

Rules/Regulations – No Report

Volunteers

- The bags for the poop stations have not been replenished because we do not have the key to the stations. EPI is working with the Village to resolve this matter.

Social Committee – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 8:05 p.m. Suffyyah 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.

CENSUS 2025

DEADLINE to return cards to EPI

was January 31, 2025.

Fines will be incurred.

ATTENTION DOG OWNERS

Please be respectful of your neighbor's property by not allowing your dog to poop in their yard, or near their home. Poop stations have been installed along the path for dog walking.

Also, there is a \$50 fine for not picking up after your dog. Homeowners can send a video to EPI when they witness this infraction.