

Garden Court Townhouse Association

Board of Director's Meeting – August 26, 2024

Meeting was called to order at 7:02 p.m. by Scott Adler

Board Member(s) Present

Harold Gause – Vice President
Rolland Craig – Treasurer
Gwen Foshee – Director
Tamika Hill – Director
Suffayyah Noor - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Rosemary Hulett – President
Freeman Pendleton, Jr. - Director



Open Form/Homeowners Remarks

- Homeowner inquired about what is going to happen with the pool area.

Secretary Report

- Motion made by Suffayyah Noor for approval of minutes from July. Motion seconded by Harold Gause. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **43** homeowners in arrears, totaling **\$48,961.76**.
- Motion made by Gwen Foshee for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Management Report

- EPI provided the board with the contract with Construction Concepts for approved concrete replacements. The work is scheduled for late September.
- Affordable Concrete leveled the uneven front walks at 18621 and 3522/24 on August 5th.
- Wash Pros pushed back the building washing due to weather delays. The work is scheduled for mid-September.
- EPI submitted proposals for the tree trimmings and removals. Gwen Foshee motioned to approve the bid from US Tree Service for \$4,300. Suffayyah Noor seconded the motion. Motion carried by unanimous vote.
- The water infiltration damages at 3465 is scheduled for repair early-September. Construction Concepts is 4-5 weeks out due to weather conditions.
- EPI provided the board with an invoice from SMS for repair of the vent leak at 18660. Harold Gause motioned to incur the cost. Gwen Foshee seconded the motion. Motion carried by unanimous vote.

Architectural Report

- There are very few delays with the completion of work orders.

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation

- 3458 closed August 23rd and closing for 18615 is pending.

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business – No Report

New Business

- It is with heavy hearts that we announce the passing of Pat McGee, former Board President, and Pool Manager on August 22, 2024, in Bloomington, IL. Pat was a long-time board member, and she committed a lot of time and energy into serving Garden Court.

Adjournment

- Rolland Craig motioned to adjourn general session at 8:14 p.m. Harold Gause 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, SEPTEMBER 23, 2024
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

DOG ORDINANCE

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



HOMEOWNERS!!!! PLEASE TURN YOUR OUTDOOR LIGHTS ON IN AN EFFORT TO DETER ILLEGAL ACTIVITY

***** ASSOCIATION WEBSITE *****

The website is currently up and running. 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

GARDEN COURT BARBECUE

PLEASE

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

Deadline was August 31st

