

Garden Court Townhouse Association

Board of Director's Meeting – November 25, 2024

Meeting was called to order at 7:02 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett – President

Rolland Craig – Treasurer

Tamika Hill - Secretary

Gwen Foshee – Director

Suffyyah Noor – Director

Scott Adler –EPI Management Rep.

Board Member(s) Absent

Harold Gause – Vice President

Freeman Pendleton, Jr. - Director



Open Form/Homeowners Remarks

- Homeowner inquired about the status of their claim that the ring doorbell was damaged during the power washing of their unit.
- Homeowner wanted to know when gutter cleaning will begin.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from October with a correction to list Tamika Hill as Secretary, not Director. Motion seconded by Suffyyah Noor. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid. We are over budget this month due to paying two contractors \$11,000 each.
- 39 homeowners in arrears, totaling **\$48,624.04**.
- Motion made by Suffyyah Noor for Treasurer Report approval. Motion seconded Tamika Hill. Motion passed by unanimous vote.

Management Report

- Submitted the 2025 Proposed Budget, which shows a 0% increase in assessments. Suffyyah Noor motioned to approve the budget. Tamika Hill seconded the motion. Motion carried by unanimous vote.
- Submitted the State Farm Insurance renewal proposal, which shows a \$500 increase. Rolland Craig motioned to accept the renewal proposal. Gwen Foshee seconded the motion. Motion carried by unanimous vote.
- Construction Concepts completed the repairs to the water infiltration at 3465.
- Submitted to the Board the signed contract with Construction Concepts for snow removal.
- Presented a work order for sewer backup at 3451 and the communication with the contractor, Center Guard Plumbing. Center Guard found evidence of a backup in the line, but it was clear when they arrived. Center Guard Plumbing invoiced the association. Gwen Foshee motioned to have the invoice paid by the association, not the homeowner because the backup was a blockage in the line outside the unit. Rolland Craig seconded the motion. Motion carried by unanimous vote.
- Submitted the signed landscape maintenance contract with Lepore Landscape through November 2026.
- Construction Concepts completed the reconstruction of the canopy at 3475 except for the light installation and removal of debris, which should be completed the week of November 25th.
- Provided the board with a picture of a handicapped ramp for sell through Rosemary's mother's estate. Tamika Hill motioned to pay the mother's estate \$250. Suffyyah Noor seconded the motion. Motion

passed by unanimous vote. Clubhouse rental forms will now include a box to check for handicapped access.

- Submitted the approval letter and modification request for the installation of a single zone A/C unit for the enclosed walkway between the unit and the room over the garage at 3515.

Architectural Report

- Requested that EPI get a spring estimate from Leaf Filter Gutter Guards for 18614-20, 18636-42, and 3448-60.

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation

- 3531 closed October 31st, and 3475 has been delayed.



Rules/Regulations – No Report

Volunteers – No Report

Social Committee – No Report



Old Business

- To keep our community well lite and safe, homeowners interested in free dusk to dawn light bulbs can contact EPI.
- Poop station near Grow Homes does not have any bags. Rosemary will contact the vendor that maintains the stations.

New Business – No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 7:55 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.



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!

NEXT BOARD MEETING
MONDAY, DECEMBER 23, 2024
IN PERSON AT THE CLUBHOUSE
7:00 PM
FIRST 30 MINUTES IS FOR
HOMEOWNER'S REMARKS
ALL HOMEOWNERS ARE INVITED
TO THE ENTIRE GENERAL SESSION

ASSOCIATION WEBSITE

Good News: The Garden Court HOA website has been fixed and is now working again. To reserve the clubhouse and to get documents/forms, please go to www.gardencourtthouse.org.