

# **GARDEN COURT TOWNHOUSE ASSOCIATION**

**Board of Director's Meeting – February 24, 2025**

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

## **NEXT BOARD MEETING**

**MONDAY, MARCH 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**

**Suffyah Noor – Director**

**Freeman Pendleton – Director**

**Scott Adler – EPI Management Rep.**

## **Open Forum/Homeowners Remarks**

- Homeowner inquired about when the orange barrels will be removed at the entrance of Golfview Drive. Homeowner also asked for an update on the clubhouse/pool rebuild/renovation.

## **Secretary Report**

- Motion made by Rolland Craig for approval of minutes from January. Motion seconded by Freeman Pendleton. Motion passed by unanimous vote.

## **Treasurer Report**

- Invoices presented for payment were reviewed and paid.
- Request that EPI contact Comcast to see if the monthly bill can be reduced.
- **42** homeowners in arrears, totaling **\$78,170.61**.
- Motion made by Suffyah Noor for Treasurer Report approval. Motion seconded by Harold Gause. Motion passed by unanimous vote.



## **Management Report**

- The installation of Leaf Filter Gutter Guards was completed on February 12<sup>th</sup>.
- Management submitted to the board the recent proposals for the reconstruction/replacement of the pool. All Seasons provided a proposal for keeping the structure intact by resurfacing the interior, but with replacement of all other components for a cost of \$296,630. Sunset Pools provided a quote of \$416,500 for the complete demolition and installation of a new ADA-compliant pool with new piping and equipment and replacement of the current fencing.
- The board previously discussed alternative uses for the pool area and requested homeowner input for further discussion.
- Management forwarded an email to the Board confirming the Village of Hazel Crest received their request to address the potholes in the street.
- The replacement keys for the Doggy Stations have been ordered by Management. Harold Gause motioned that Freeman Pendleton be compensated \$100/month to maintain the stations. Rolland Craig seconded the motion. Motion carried by unanimous vote.

## **Architectural** Report – No Report

## **Clubhouse/Pool**

- The Clubhouse needs a thorough Spring cleansing, special attention on the stove, prior to the March 1<sup>st</sup> rental.

## **Landscaping**

- Snow removal was impeded due to cars double parked directly across from one another. Homeowners, stay mindful of the “no parking after 2” rule” to allow more room for emergency and service vehicles.

## **Orientation** – No Report

## **Rules/Regulations** – No Report

## **Volunteers** – No Report

## **Old Business** – No Report

## **New Business** – No Report

## **Adjournment**

- Rolland Craig motioned to adjourn general session at 7:53 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.



### **EMERGENCY VEHICLES ALERT**



**IF YOU PARK ON THE STREET, PLEASE BE CONSIDERATE AND NOT PARK DIRECTLY ACROSS FROM A CAR ON THE OPPOSITE SIDE.**

**WE NEED TO HAVE SPACE FOR EMERGENCY VEHICLES – EVERY MINUTE IS CRUCIAL IN THE EVENT OF AN EMERGENCY.**

**PARK ON ONE SIDE OF THE STREET, PLEASE.**

### **ASSOCIATION WEBSITE**

**To reserve the clubhouse, for document requests, or to pay your assessments, go to the Association’s website.**

**[www.gardencourttownhouse.org](http://www.gardencourttownhouse.org)**

**Assessments can also be paid directly on EPI’s portal at [www.epimanagement.com](http://www.epimanagement.com). For questions, contact EPI at 708-396-1800**



# **VOTE**

**Elections for the Village of Hazel is approaching.**

**Early voting is March 17-March 31**

**ELECTION DAY IS  
APRIL 1, 2025**

Respectfully Submitted: Hope Craig, Recording Secretary