

Garden Court Townhouse Association

Board of Director's Meeting – August 25, 2025

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
Freeman Pendleton, Jr. - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Rosemary Hulett – President



Open Form/Homeowners Remarks

- Homeowner questioned whether their smokestack was painted; wanted an update on inspection regarding roof repairs; wanted an update on tree trimming/removal request; informed the board that their dusk-to-dawn light bulbs have blown out already; and repairs needed for their back porch.
- Homeowner informed the board that an exterminator suggested they have their trees trimmed from the roof or they'd have trouble with squirrels causing damage to the roof.
- Homeowner suggested everyone turn their outside lights on because some areas of our development are pitch-black.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **38** homeowners in arrears, totaling **\$75,405.96**.
- Motion made by Freeman Pendleton, Jr. for Treasurer Report approval. Motion seconded by Tamika Hill. Motion passed by unanimous vote.

Management Report

- EPI provided the Board with a list of non-compliant owners to the census card request.
- For the board's review, EPI submitted the proposal from Leaf Filter for the installation of gutter guards on 18606-612, 18645-649, 3409-3411, and 3528-34 for a total cost of \$57,088. Rolland Craig motioned to accept the proposal. Harold Gause seconded the motion. Motion carried by unanimous vote.
- US Tree confirmed that the tree removals and trimmings are scheduled for September 15th-17th for a cost of \$12,500. The additional units added to the list after the preparation of the proposal are approximately an additional \$3,000.
- EPI shared with the board an email they received from Fred Lepore recommending the removal of three dead bushes at the front of 18612 and to seed/blanket the area with relocation of the mulch to other locations on the property. Rolland Craig motioned to move forward with Lepore's recommendation. Harold Gause seconded the motion. Motion passed by unanimous vote.
- EPI received two proposals earlier this year regarding the reconstruction of the pool. **All Seasons** provided a budgetary quote of **\$296,630** for keeping the pool structure intact by resurfacing the interior, but replacing all other components (coping stones, tile, skimmers, piping, pool deck, equipment, etc.) Equipment shouldn't need service/replacement for 3-5 years and the pool

structure should be okay for up to 15 years after the repairs. **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.

- EPI also provided the board with the forms submitted by homeowners in 2023 regarding suggestions for re-purposing the pool. The suggestions included a garden, dog park, playground, larger patio area with awning, renovating the pool, and expanding the clubhouse over the area to add a gym or larger meeting area.

Architectural Report – No Report

Clubhouse/Pool – No Report

Landscaping – No Report

Orientation

- Orientation was completed for 3528 on 8/23/25. Unit is scheduled to close on 8/25/25.

Rules/Regulations – No Report

Volunteers – No Report

Social – No Report

Old Business – The Board continued the discussion on homeowner's insurance, and decided to have a letter sent out informing homeowner's of the proper coverage to have in place for their units.

New Business - No Report

Adjournment

- Rolland Craig motioned to adjourn general session at 7:41 p.m. Suffayyah 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.

NEXT BOARD MEETING

MONDAY, SEPTEMBER 22, 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



HOMEOWNERS!!

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

GARDEN COURT BARBECUE



PLEASE

**CONFIRM YOUR
ATTENDANCE
ASAP AT
GARDENCOURT
POOL@GMAIL.
COM**

DEADLINE IS SEPTEMBER 7TH



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

**WE CURRENTLY HAVE CABLE MACHINERY
AND TRUCKS THROUGHOUT THE
DEVELOPMENT, SO PLEASE AVOID
PARKING ON THE STREET, IF POSSIBLE**

IF NOT, PARK ON ONE SIDE OF THE STREET