

# Garden Court Townhouse Association

## Board of Director's Meeting

May 20, 2024

Meeting was called to order at 7:04 p.m. by Rosemary Hulett

### **Board Member(s) Present**

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

### **Board Member(s) Absent**

Freeman Pendleton, Jr. - Director



### **Open Forum**

- Homeowner contacted the village regarding the potholes around 18615-18634. Homeowner also received a notice from the village regarding the water service lines in Garden Court. The notice stated that the lead water pipes need to be replaced. Scott will follow up and verify the validity of the notice.

### **Secretary Report**

- Motion made by Tamika Hill for approval of minutes from April. Motion seconded by Harold Gause. Motion passed by unanimous vote.

### **Treasurer Report**

- Invoices presented for payment were reviewed and paid.
- **52** homeowners in arrears, totaling **\$66,452.10**.
- Motion made by Suffayyah Noor for Treasurer Report approval. Motion seconded by Gwen Foshee. Motion passed by unanimous vote.

### **Management Report**

- For the Board's reports, EPI submitted the specifications issued for replacement of concrete walks discussed at the March meeting. EPI received a proposal from Construction Concepts for a cost of \$7,750; and are awaiting four additional proposals.
- EPI provided the Board with the specifications issued for bids for concrete leveling. Harold Gause motioned to approve the proposal from Affordable Concrete Raising for \$1,275. Tamika seconded the motion. Motion carried by unanimous vote.
- EPI submitted the signed proposal from Center Guard Plumbing for installation of clean-out and repair transition at 3467. The contractor has completed the repair of the line and installation of clean-out.
- EPI submitted to the Board the proposal from Construction Concepts for the replacement of siding on the west and south walls of 3443 with an impact-resistant siding for a cost of \$9,990. The contractor notes the siding will not match the remaining siding on the building. EPI contacted the Village of Hazel Crest regarding zoning restrictions regarding fencing/netting along the golf course to protect against golf balls. The Village indicated the

Village of Flossmoor will also need to be contacted as the fencing should be installed on the golf course property located within Flossmoor. EPI is awaiting a response from Flossmoor regarding restrictions.

- Craig and Associates completed the removal of the saunas and restoration of the restrooms on May 3<sup>rd</sup>.
- For the Board's records, EPI provided the rental application from a homeowner and a complaint regarding noise from the party and use of the pool deck.
- EPI provided the Board with the current listing of "Non-Compliant" and "Compliant" homeowners response regarding the census cards.
- Homeowner submitted a modification request to replace their patio pavers. Rolland motioned to approve the request if the pavers are below or even with the patio door. Harold Gause seconded the motion. Motion carried by unanimous vote.
- Homeowners sent EPI an email expressing their satisfaction with roof repair. Homeowner also requested that the Board consider painting or replacing the entry signs.
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### Architectural Report

- Fence repair and deck painting will begin in 2-3 weeks.

### Clubhouse/Pool

- Party hosts, please remember to inform your guest that parking is on Village Drive **only**.
- **THE CLUBHOUSE/POOL IS THE PERFECT PLACE FOR A CELEBRATION OR EVENT –**  
To reserve the clubhouse, to check available dates, to get copies of the rental forms or the rental guidelines, contact EPI at (708) 396-1800 and click option 4.

### Landscaping

- Lepore laid down a few downspouts to trench.

### Orientation

- 3405 closed April 4<sup>th</sup>, and 3434 closed April 19<sup>th</sup>

### Rules/Regulations – No Report

### Volunteer Report

- Gwendolyn Foshee reported that she will be reaching out to homeowners who have not submitted their census forms. She will find out what type of assistance she can provide in helping them complete their form and/or turn them into the EPI Office.

### Social

- Plans are underway for a "Night of Bingo" on June 22<sup>nd</sup>. Further details are soon to come.

### Old Business – No Report

### New Business – No Report

### Adjournment

- Gwen Foshee motioned to adjourn general session at 7:37 p.m. Rolland Craig seconded the motion. Motion passed by unanimous vote, then the Board convened for executive session to discuss litigations, violations or rules and regulations, homeowner's delinquent accounts, and to consult with legal counsel.

## **NEXT BOARD MEETING**

**MONDAY, JUNE 24  
7:00 P.M.**

**Via Conference Call  
at 877-568-4106  
ACCESS CODE: 701-  
601-837**

**FIRST 30 MIN. IS FOR  
HOMEOWNERS**