

Garden Court Townhouse Association

Board of Director's Meeting

May 22, 2023

Meeting was called to order at 7:09 p.m. by Rosemary Hulett

Board Member(s) Present

Rosemary Hulett– President
Harold Gause – Vice President
Rolland Craig - Treasurer
Linda Stampley - Director
Michael Cain – Director
Gail Drish-Smith - Director
Scott Adler – EPI Management Rep.

Board Member(s) Absent

Tamika Hill - Director



Open Forum

- The homeowner inquired about an appeal that wasn't responded to, for clarification on the difference between the color of an umbrella versus a gazebo, whether the board will go back to in-person meetings, the expected turnaround time to receive a call back from EPI, and the homeowner suggested that the board consider a welcoming committee.
- Homeowner thanked the board for the quick response and service regarding their plumbing.
- Homeowner received a warning letter regarding their patio and requested an extension.

Secretary Report

- Motion made by Rolland Craig for approval of minutes from April. Motion seconded by Michael Cain. Motion passed by unanimous vote.

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **36** homeowners in arrears, totaling **\$67,735.05**.
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded by Linda Stampley. Motion passed by unanimous, vote.

Architectural Report

- Management submitted to the Board C. Ryan's opinion regarding the sanitary sewer at 18625, and the contractor informed management that they were able to clear most of the roots out of the line.
- Management provided the Board with three proposals for concrete replacement. Rolland Craig motioned to accept the proposal from Presta Construction. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management received two proposals for concrete leveling, and Rolland Craig motioned to accept the bid from Affordable Concrete Raising. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management suggested which buildings are next for the installation of gutter guards. The Board approved getting quotes, with the adjustment of adding an additional building.
- Volt Electric confirmed receipt of the work order for the streetlights in the 3500 area but hasn't confirmed the repair as of the preparation of this report.

Clubhouse/Pool

- Party hosts, please remember to inform your guest that parking is on Village Drive only.
- **THE CLUBHOUSE IS THE PERFECT PLACE FOR A CELEBRATION OR EVENT** – Log on to gardencourttownhouse.org to make your reservation. Reservations require a two-weeks advanced notice. All forms and rules & regulations are also on the website, and downloadable in pdf format. Payment can be made on the website.
- Intelligent Infrastructure completed the installation of a new camera on April 26th.
- Management was given a few adjustments for the questionnaire regarding ideas and suggestions for re-purposing the pool area.
- Linda Stampley suggested the management make an adjustment to the calendar on the website to rent the clubhouse.

Landscaping

- Lepore cleaned the area outside the pool and pulled up wooden pillars.

Orientation

- There was a closing at 3532 on May 2nd.

Rules/Regulations – No Report

Volunteers – No Report

Old Business – No Report

New Business – No Report

Adjournment

- Michael Cain motioned to adjourn general session at 8:08 p.m. Gail Drish-Smith 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 26, 2023

7:00 P.M.

Via Conference Call at 877-568-4106

ACCESS CODE: 701-601-837

FIRST 30 MIN. IS FOR HOMEOWNER'S

**CONGRATULATIONS
GRADUATES**

DOG ORDINANCE

Homeowners are responsible for picking up after their dog.

Infraction is a fine of
\$50

GARDEN COURT WALKERS

SATURDAYS @ 7:15 AM



MEET AT THE **STOP SIGN** ON NORTH
END OF VILLAGE DRIVE/GOLFVIEW

PROCEED TO **FLOSSMOOR HILLS PATH**

Respectfully Submitted: Hope Craig, Recording Secretary