

Garden Court Townhouse Association

Board of Director's Meeting – August 22, 2022

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

Board Member(s) Present

Rosemary Hulett – President
Rolland Craig – Treasurer
Michael Cain – Director
Tamica Hill - Director
Scott Adler –EPI Management Rep.

Board Member(s) Absent

Linda Stampley – Director
Gail Drish-Smith – Director



Open Form/Homeowners Remarks

- Homeowner wanted the status of their request for a replacement tree, painting of the balcony deck, and the procedure for the installation of security cameras.

Secretary Report

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

Treasurer Report

- Invoices presented for payment were reviewed and paid.
- **22** homeowners in arrears, totaling **\$72,821.39**
- Motion made by Michael Cain for Treasurer Report approval. Motion seconded Harold Gause. Motion passed by unanimous vote.

Architectural Report

- Lights along the pathway have been replaced, as well as the lights in the clubhouse and pool.
- Construction Concepts reported they are still behind on their inspections and will inspect 3475 within the next couple of weeks.
- Management forwarded the contract to Ken-Rich for mudjacking, and it has not been signed. Harold Gause motioned to accept the quote from Affordable Concrete if Ken Rich does not sign the contract by the end of the week. Michael Cain seconded the motion. Motion passed by unanimous vote.
- Management submitted the contract with Construction Concepts for tuckpointing and brick repairs. The contractor anticipates starting this project within a month.
- Management submitted the signed contract from Construction Concepts for the siding replacement at 3443 on the side and rear of the unit due to extensive golf ball damage. The contractor has provided siding samples for the Board's approval.
- Management submitted the signed contract with Leaf Filter. The contractor completed the installation of the leaf guards on August 8th.
- Management submitted the proposals for replacement of the wooden fence along Central Park Avenue. Rolland Craig motioned to accept the proposal from K Brothers Fence. Tamica Hill seconded the motion. Motion passed by unanimous vote.

Clubhouse/Pool

- All Seasons will have a quote for all necessary repairs at the next board meeting.

Landscaping

- Management submitted a proposal from Lepore Landscape to address the area vehicles keep driving over. The proposal is to remove soil to allow for the installation of a ½ ton of screening base, one ton of cobblestones, and red limestone for grout. The Board would like a proposal to fill the area with dirt and seed, then place a boulder in the area. The cobblestone will be driven over and sunken into the ground.
- Management submitted, for the Board's review, the proposals for the tree care throughout Garden Court. Harold Gause motioned to accept the proposal from US Tree Service. Tamica Hill seconded the motion. Motion passed by unanimous vote.
- Management submitted a proposal from Lepore Landscape for enhancements around the pool deck. The Board has decided to hold off on the enhancements until next year, except for trimming the five evergreen trees that hang over the pool deck.

Orientation – No Report

Rules/Regulations

- Tamica Hill motioned to accept the proposed rule change regarding Loud Noise and Nuisance Policy. Rolland Craig seconded the motion. Motion passed by unanimous vote.

Volunteers – No Report

Old Business

- A Garden Court Family Barbecue is scheduled for Saturday, September 24th from 1:00-5:00 p.m.
- The neighborhood Garage Sale has been tabled until next year.

New Business – No Report

Adjournment

- Tamica Hill motioned to adjourn general session at 8:13 p.m. Michael Cain 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.

GARDEN COURT FAMILY BARBECUE

**SATURDAY, SEPTEMBER 24TH
1:00 – 5:00 P.M. @ CLUBHOUSE**

**CONFIRM YOUR ATTENDANCE BY
MONDAY, SEPTEMBER 19TH AT
GARDENCOURTPOOL@GMAIL.COM**

**COME MEET & GREET NEIGHBORS
AND BOARD MEMBERS**

FOOD, MUSIC, GAMES, AND RAFFLES

NEXT BOARD MEETING

MONDAY, SEPTEMBER 26TH

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

**If you see something,
SAY SOMETHING**

Psst!

Report **ALL** illegal and
suspicious activity

CALL THE POLICE