

WESTCHESTER SHORES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, February 19, 2025

Countryside Library

- I Call to Order/Establish Quorum
The meeting was called to order by Sharon Kemble at 5:30 PM. Present were Kathy Stewart, Sharon Kemble, Ann Tuncsiper and Ross Silva. Tim Pehkle attended meeting via phone. Arnie Holder and Nicole Moore represented Ameritech. Homeowner present - Ray Stewart.
- II Proof of Notice
Posted onsite
- III Approval of Previous Minutes
Ross motioned to approve previous minutes. Seconded by Ann Motion approved.
- IV Treasurer's Report
Ross Silva question two invoices for lawn service. Arnie explained that bill for January and February both came in February. Arnie reported that \$1,500 from gate insurance was put into Deferred Maintenance. \$1,868 for exit gate repair was paid by Association. Ross will make appointment with our accountant to review financials.
- V Managers Report
Collections -
90+ days delinquent - 1 unit, with attorney. 60+ days - 2 units. 30+ - 1 unit. Nicole gave roof repair costs for 2 units. Irrigation pump and new electrical panel and breakers installed.
Gingko, our new lawn service, will start March 1.

VI Business

1. Motion was made by Ann Tuncsiper seconded by Kathy Stewart to accept bid from Watertight to replace roofs on 2648 and 2656 with 25 year warranty at cost of \$107,930. Gutters may be needed at cost of \$8,000 per building. These are 40 year shingles. 25 year guarantee on workmanship. Arnie will get bid on roof repairs for 2644 #1 and 2652 #2. We will inform homeowners when we have date. Ross will call insurance company to see if damages caused by hurricane are covered by individual homeowner policies.
2. New irrigation pump and relay replaced - \$4,495. New electrical panel/breaker - \$1,187.

VII Other Business

Next Board meeting will be Wednesday, March 19 at library.

VIII Adjournment

Motion to adjourn was made by Ann and seconded by Ross. Meeting adjourned at 6:22.