

WESTCHESTER SHORES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

MEETING

Wednesday, May 21, 2025

Countryside Library

I Call to Order/Establish Quorum

The meeting was called to order by Sharon Kemble at 5:33. Present were Sharon Kemble, Ann Tuncsiper, Tim Pehlke and Ross Silva. Nicole Moore represented Ameritech. Homeowner present - Patrick & Erin Lane, Luis Florez, Brian Kidd, Jaime Colom and Merek Swewczyk. Invited guests were Watertight Roofing representative, Jason Weaks and Ameritech representative Phil Colettis.

II Proof of Notice

Posted onsite

III Treasurer's Report

Ross Silva presented report

IV Manager Report

Collections 90+ days delinquent 2 units with attorney
Orkin 3rd bid for tenting at \$16,300

V Business

1. Roof Replacement

Jason Weaks from Watertight Roofing explained that they will not remove gutters but will replace fascias. He will inspect property. They require a porta potty, dumpster and parking spaces for equipment. He recommend that tenting be done first.

Phil Colettis from Ameri Tech discussed benefits and details on daily supervision of the roofing project. AmeriTech charges 5% of contracted price.

2. Ann Tuncsiper made a motion to rescind February's motion

to replace roof on only 2 buildings and make 2 repairs.

Approved.

Tim Pehlke made motion to approve Watertight Gold Package of \$221,207 to replace all 4 buildings' roofs. Approved.

3. Ross Silva made motion to accept AmeriTech's management fee of 5% for project. Approved. Assessment might be needed for roofing and tenting.
4. Ann Tunsciper made motion to accept bid from Haskell to tent 2648 for termites as they were lowest bid at \$10,400. Motion approved.
5. Ross will contact Karen from Ameritech regarding loan and assessment discussion.

VIII Adjournment

Meeting was adjourned at 6:55 PM.