

WESTCHESTER SHORES HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, April 16, 2025

Countryside Library

- I Call to Order/Establish Quorum
The meeting was called to order by Sharon Kemble at 5:45 PM.
Present were Kathy Stewart, Sharon Kemble, Ann Tuncsiper, Tim Pehlke and Ross Silva. Nicole Moore represented Ameritech.
Homeowner present - Scott and Laura Tobe.
- II Proof of Notice
Posted onsite
- III Approval of Previous Minutes
Tim motioned to approve previous minutes. Seconded by Ann.
Motion approved.
- V Managers Report
Collections -
90+ days delinquent - 2 units. With Attorney.
We have one quote for termite tenting,
Haskell Termite will provide another.
We have 3 bids for new roofs on all 4 buildings and 1 bid for gutters on all 4 buildings. Bids are from Watertight, Gutterman and Zeus.
- VI Business
 - 1. Roof Replacement - Due to cost, we agreed that only 2 buildings will get new roofs and repairs will be made to leaks in other 2 buildings. There will be discussion/questions on Ross's deck on Tuesday at 6 PM. Ann mentioned that we are not responsible for replacing gutters on garages. Only 2644 and 2648 currently have garage gutters.
 - 2.. Termite Treatment - Nichole will call Natures Own to be sure that they attempted to treat 2648 #5. She will get date and

time for another attempt at entering the unit. She will also call Terminex for bid on tenting. No other units in building have termites.

3. Balcony Replacement - 2656 #3 is currently having 2nd floor balcony replaced at cost of approximately \$3,300 by Paul.

VII Other Business

Next Board meeting will be Wednesday, May 21.

VIII Adjournment

Meeting was adjourned at 6:48 PM.