

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.
- IV No Treasurer's Report
- V Managers Report
Collections -
90+ days delinquent - 2 units. With Attorney.
We have a quote for termite tenting from Pestguard for \$12,740 and another from Haskell Termite for \$10,400.
We have 3 bids for new roofs on all 4 buildings and 1 bid for gutters on all 4 buildings. Roof bids are from Watertight (\$216,884-\$221,207), Fix Roofing (\$227,496) and Zeus (\$233,325 dropped to \$233,325). Gutter bid is from \$31,125.
- 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 questioned if we

are responsible for replacing gutters on garages. Only 2644 and 2648 currently have garage gutters.

- 2.. Termite Treatment - Nichole will call Nature Zone 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 Terminix for bid on tenting. No other units in building have reported termites.
3. Balcony Replacement - 2656 #3 is currently having 2nd floor balcony replaced at cost of approximately \$3,300 by Paul Gilbert.

VII Other Business

- 1, Next Board meeting will be Wednesday, May 21.
Board members are reminded to attend Association class and provide certificate to Nichole. Nichole will provide updated dates for classes.
2. Homeowner requested installing awnings. Board denied request.
3. Wasps/Bees at 2656 #6. Nichole will look into hiring professional, Homeowner said there is crack in 3rd floor balcony,
4. Sharon Kemble asked Nichole to obtain new lease rental agreement for 2656 #6.

VIII Adjournment

Meeting was adjourned at 6:48 PM.

