

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
February 19, 2024

Board Members: Charlie Cooper (Pres), Ross Ethier (Trea), Teri Bond, Judy Hamilton (via Zoom),
Bill Johnson
Others Present: Scott Carter

I. Call to Order

Charlie Cooper called the meeting to order at 7:03 p.m.

II. Approval of Minutes

Board Policy – The minutes emailed to the Board will be deemed to be approved if no corrections are made after 7 days.

MOTION: Ross Ethier moved to approve the minutes of the Special Association Meeting held on January 29, 2024. Charlie Cooper seconded the motion.

ACTION: Passed

III. Financial Matters

A. Financial Review

The financial statements were distributed by email.

IV. Maintenance & Landscaping

A. Maintenance

Kelvin Garmon with G&M Engineering met with Scott Carter and several residents on Tuesday, February 13, 2024. The painting and other maintenance concerns were discussed. The Board has requested that Kelvin Garmon inspect all the rear patio areas and update the Capital Reserve Analysis. This will include prioritizing the maintenance needed in the next couple of years as well as long-term projections.

B. Landscaping – Common Area Improvements

Pending.

V. Adjournment

MOTION: Bill Johnson moved to adjourn the meeting at 8:47 p.m. Ross Ethier seconded the motion.

ACTION: Passed