

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
December 11, 2025

Board Members: Charlie Cooper (Pres), Tom Callaway (Treasurer), Bill Johnson (Secretary), Teri Bond (absent), Judy Hamilton
Others Present: Scott Carter

I. Call to Order

The meeting was called to order at 4:03 p.m.

II. Garage Doors

MOTION: Tom Callaway moved that the Board accepts the recommendation of the Architectural Control Committee of Westchester Square to remove and replace the steel doors with wood doors, consistent with the original 6-panel garage doors. The ACC is directed to solicit bids from Precision Doors and other firms that meet the ACC's design guidelines and quality standards. Working with the ACC, the CFO will prepare cost projections for this change and its impact on the Westchester Square operating budget, which will then be presented to the Board for approval. Judy Hamilton seconded the motion.

ACTION: Passed

III. Adjournment

The meeting adjourned at 4:49 p.m.