

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
January 21, 2026

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

I. Call to Order

The meeting was called to order at 4:05 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: Judy Hamilton moved to approve Board Meeting minutes for November 3, 2025, and December 11, 2025. Teri Bond seconded the motion.

ACTION: Passed

III. Financial Matters

A. Financial Review

The financial statements were emailed to the Board on January 11, 2026.

IV. New Business

A. Unit 18 – Dryer Vent Installation Request

MOTION: Tom Callaway moved to approve the installation of the dryer vent in the rear of the unit. Teri Bond seconded the motion.

ACTION: Passed

B. Garage Doors

MOTION: Tom Callaway moved that consistent with the Board's duty to ensure that all maintenance is carried out in accordance with the Community-Wide Standard, the Board hereby moves that we replace the garage doors with the six-by-four panel wood door that matches the original design. Teri Bond seconded the motion.

ACTION: Passed

C. Approval of Minutes for this meeting, January 21, 2026

MOTION: Judy Hamilton moved to approve these minutes. Teri Bond seconded the motion.

ACTION: Passed

V. Adjournment

MOTION: Tom Callaway moved to adjourn the meeting at 5:10 p.m. Judy Hamilton seconded the motion.

ACTION: Passed