

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
April 8, 2025

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 6:30 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: Tom Callaway moved to approve the October 21, 2024, Board Meeting minutes and the December 12, 2024, Budget Meeting minutes. Teri Bond seconded the motion.

ACTION: Passed

III. Financial Matters

A. Financial Review

The March Statements were distributed on April 7, 2025, via email.

IV. Maintenance & Landscaping

A. Maintenance & Painting

The Buildings Community (Tom Callaway, Merrily Dickinson, Bill Johnson, Ron Majors, Jack Wieland) are working with Huie Services to determine the scope of the work and to obtain bids for exterior renovations and painting project.

V. Old Business

VI. New Business

A. Annual Meeting

The Annual Meeting is scheduled for Tuesday, May 6, 2025, at 6:00 p.m.

Existing Board

Charlie Cooper term expires 2025

Teri Bond term expires 2026

Bill Johnson term expires 2026

Tom Callaway term expires 2027

Judy Hamilton term expires 2027

MOTION: Teri Bond moved to place Charlie Cooper into nomination for the opening on the Board. Tom Callaway seconded the motion.

ACTION: Passed

B. Insurance

1. Water Loss Deductible

MOTION: Tom Callaway moved to approve the water loss deductible being lowered from \$25,000 to \$20,000 to comply with the Fannie Mae lending guidelines which limit the water deductible to 5% of a unit's value as stated on the insurance certificate. Teri Bond seconded the motion.

ACTION: Passed

2. Wind/Hail Deductible

The Board discussed the 2% wind/hail deductible and the importance of saving funds to cover potential deductible cost.

VII. Adjournment

The meeting adjourned at 7:45 p.m.