

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
June 3, 2024

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

I. Call to Order

The meeting was called to order at 6:04 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: Bill Johnson moved to approve the April 4, 2024 minutes. Teri Bond seconded the motion.

ACTION: Passed

III. Financial Matters

A. Financial Review

The financial report was distributed and discussed.

IV. Maintenance & Landscaping

A. Maintenance & Painting

The painting and repair bids are being submitted to G & M Engineering. Hopefully, all of the bids will be reviewed by the end of the week with a recommendation from the engineering company.

B. Landscaping – Common Area Improvements

1. Improvements in progress
2. Alex Smith Garden Design - Future Maintenance
Approx. \$5,000 per year in labor, plus materials
3. Tom Callaway will obtain some competitive bids for general landscaping maintenance and also discuss the existing contract with Gardens to Love.

C. Slopped Entrance to sidewalk – Commercial Paving Services \$1,950

Pending

D. Sealcoating - Pending

Commercial Paving Services - \$5,645

E. Pole Lighting - Wiring Short Circuits

Pending

V. New Business

A. Insurance Renewed on 05/29/24

Property/GL/Crime/D&O	Existing \$18,724	Renewal \$21,836
Umbrella 10M	Existing \$ 3,842	Renewal \$ 4,242
Worker's Compensation		Renewal \$ 420

B. Maintenance vs Replacement

Proposal. The association will maintain up to (option (25% to 50%) of the replacement cost. If the repair cost exceeds _____% of the replacement cost, the owner will pay the balance of the repair costs or replace the item. The owner will be responsible for the total cost of the replacement.

V. Adjournment

MOTION: Bill Johnson moved to adjourn the meeting at 6:58 p.m. Teri Bond seconded the motion.

ACTION: Passed