

**WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD MEETING MINUTES**  
**June 10, 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 6:01 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.*

The April 8, 2025 Board meeting minutes and the 2025 Annual Meeting minutes have been emailed to the Board.

**III. Financial Matters**

**A. Financial Review**

Tom Callaway reviewed the financial report.

**IV. Maintenance & Landscaping**

**A. Maintenance & Painting**

Tom Callaway reviewed the Buildings Committee's work in hiring Huie Services to develop the scope of work for the repair and painting of the exterior of the buildings. The job specifications were then sent out for bids and P3 was the recommended contractor based on their reputation and cost proposal. In addition, the Building Committee has obtained proposals for the replacement of all the garage doors. A special assessment of \$250,000 should be sufficient to cover the costs of the project.

**V. Old Business**

**VI. New Business**

**A. Special Assessment**

MOTION: Tom Callaway moved that the owners vote to approve a Special Assessment of \$250,000 to cover the cost of the building repairs, painting and new garage doors. An information meeting will be held in advance of the voting on Sunday, June 22, 2025.

The voting will take place by Written Consent with the notice mailed and emailed to the owners on July 1, 2025 with the voting deadline of July 15, 2025 to submit the written consent forms. If passed, the special assessment would be due on or before August 15, 2025. Teri Bond seconded the motion.

ACTION: Passed unanimously

**VII. Adjournment**

The meeting adjourned at 6:49 p.m.