

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
November 3, 2025

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

I. Call to Order

Charlie Cooper called the meeting to order at 7:01 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.

MOTION: Teri Bond moved to approve the minutes of June 10, 2025. Judy Hamilton seconded the motion.

ACTION: Passed

III. Financial Matters

A. Financial Review

Tom Callaway presented the financial report.

IV. Maintenance & Landscaping

A. Renovation Project Update

Tom Callaway reviewed the progress and costs.

V. Old Business

VI. New Business

A. 2026 Budget

Tom Callaway reviewed the 2026 Budget.

MOTION: Judy Hamilton moved to approve the 2026 Budget. Teri Bond seconded the motion.

ACTION: Passed

B. Special Owners Budget Meeting

Proposed date: Tuesday, December 9th, 6:00 pm to 6:30 pm

VII. Adjournment

The meeting adjourned at 7:58 p.m.