

WESTCHESTER SQUARE CONDOMINIUM ASSOCIATION, INC.
BOARD MEETING MINUTES
November 16, 2020

Board Members: Elkin Alston, Teri Bond, Charlie Cooper, Ross Ethier, Bill Johnson
Others Present: Scott Carter

I. Call to Order

The meeting was called to order at 7:01 p.m.

II. Approval of Minutes

MOTION: Charles Cooper moved to approve the November 9, 2020 Annual Meeting minutes and the October 19, 2020 Board Meeting minutes. Ross Ethier seconded the motion.

ACTION: Passed

III. Financial Matters

The financial statements were distributed.

IV. Maintenance & Landscaping

A. Painting & Repairs

1. Unit 7

MOTION: Ross Ethier moved to approve the bid from Dr. Roof to repair the rear fascia area on unit 7 and to bill back unit #7 if the damages were the result of the air conditioning condensate line. Bill Johnson seconded the motion.

ACTION: Passed

2. Unit 4 – Dormer Painting

Additional bids will be obtained.

B. Landscaping

MOTION: Teri Bond moved to approve \$5,000 for the entrance garden in the 2021 Budget presented the Landscaping Report.

ACTION: Passed

MOTION: Elkin Alston moved to approve the \$2,877 proposal for the north pathway improvements. Teri Bond seconded the motion.

ACTION: Passed

V. Old Business

VI. New Business

A. Election of Officers

MOTION: Elkin Alston moved that the Board appoint the following officers:

Charlie Cooper President

Bill Johnson Secretary

Ross Ethier Treasurer

Teri Bond seconded the motion.

ACTION: Passed

B. Unit 17 Architectural Change Request

The ballots have been mailed out. The deadline for voting is December 3, 2020.

C. Lighting and Security to be discussed at next meeting

VII. Adjournment

The meeting adjourned at 8:06 p.m.