



## Westgate Park Condominium Board Minutes

**Date:** April 23, 2025

**In Attendance:** Marcy Smith, Steve Smith, Paul Suarez, Zulma Serrano, Rosie Lopez, Anthony Chiodo, Francis Brown, Mark Anker, and Tony Castiglione

- The Zoom meeting was called to order at 7:00 p.m.

### Minutes:

#### Financial

The arrears are high, with notices going out to approximately 10 units.

Tony and Francis will obtain pricing for tables to be up in the pool eating area.

The required fire alarm system will be installed in the 117 elevator at a cost of \$7,945.

Cameras continue to fail. The lowest bid for repair is approximately \$50,000.

The board needs to approve capital expenditures for elevators, cameras, painting, and ceiling fixtures. Quotes for painting and ceiling tiles will be obtained.

Mark will ask for certified checks for owners who pay for arrears prior to pool season.

The treasury report will be given by our accountant Lori Lerman at the annual meeting.

#### General

Unit 111/116 continues to do auto repairs in their parking spot. By motion, the unit owner will be fined \$1,000 plus cleanup costs once quoted.

A title search will be done for unit 111/116 to ensure the correct owner is notified

Roof leak repairs were performed today on building 119.

Pipe noise continues in unit 119/340. The fixtures were ruled out as a cause. Tony will have Prell check the pipes.

115/107 has been parking in fire lane.

Going forward the Super's Report will no longer be included in the redacted minutes.

The landscaping walkthrough will be scheduled in the coming weeks.

Tony and Francis are working to get the pool ready for this season. The lifeguards are in place, stickers are on hand, and a notice will be drafted to include the food rules.

Marcy will work on the president's report for the annual meeting.

A general proxy will be sent out for the loan approval, and the election of 5 new board members.

The annual meeting will be held on June 2<sup>nd</sup> or June 4<sup>th</sup>, pending Cola center availability. Notices will be sent out to include the vote for the load and board seats.

Lori will review the budget for 2025, financial report for 2024, and March 2025 quarterly report in the annual meeting.

Jon will lead the annual meeting, with Lori and Mark answering questions as needed.

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- The annual meeting will be held June 4, at 7P.M. at the Cola Center.
  - The Superintendent's report is below.
  - The next board meeting will be held on Thursday May 15<sup>th</sup>.