



Westgate Park Condominium Board Minutes

Date: September 12, 2024

In Attendance: Marcy Smith, Steve Smith, Paul Suarez, Cyrus Shojai, Anthony Chiodo, Mark Anker, and Tony Castiglione

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

Minutes:

Financial Report

- Westgate Attorney will continue to collect arrears from residents who are not paying their maintenance.
- Funds obtained from the 2nd Assessment are being used to begin replacing the elevators in the end of October.

Superintendent's Report

- Please see Tony's attached Superintendent's report.
- Carlos is on vacation
- 111/115 sink was backed up and flooded kitchen /living room.
- 111 light bulb was replaced
- 50 door keys were purchased
- The chlorine pump burnt out in the pool. It was replaced. Pool equipment was stored and the pool will be winterized.

Westgate Website

- The Westgate Park website is ready to launch! <https://westgateparkcondo.com/index.html>
- The website aims to improve communication with up-to-date information and documents.
- All notices, contact information, rules and regulations, appropriate forms, alerts, and board minutes will be available on the website.

Miscellaneous

- **Board Minutes** - The minutes from the previous board meeting were approved.
- **Open Meeting** - We will hold a Webex/Zoom meeting with accountant, the Attorney, the board of Management at a date to be determined and coordinated in the very near future for all unit owners. We will ask that you submit your questions a week prior to the meeting. This way should you have any

questions and concerns can be reviewed and be intelligently answered at this meeting by the appropriate party.

- **Elevators** - Work on the 111 elevator will begin on October 28th followed by 117, 115, and 119.
- **Laundry Machines** - The Board is negotiating a license agreement with new laundry company for new Laundry machines.
- **Tree Removal** - Two trees in the courtyard area need to be removed. The trees are dead and are very close to the building as its leaning towards it. Also the branches of a tree by 119 need to be cut. The board unanimously agreed to have the work done.
- **Pets** - Dog owners must be in compliance with Westgate's Dog policy. Please fill out the appropriate forms if you have not done so yet.
- **Next Meeting** - The next meeting will be on Web X on October 10th. We will have a practice run using Web X prior to the meeting. The meeting was adjourned at 7:53 pm.

Westgate Real-Estate

Units Listed For Sale/Sublet	Units Sold/Sublet
119/241 2 bed \$2,900 (For Rent)	115/108 3 beds \$459,000
119/328 3 bed \$385,000 (In Contract)	115/305 1 bed \$295,000
	111/325 1 bed \$270,000