

Westgate Park Condominium Board Minutes

Date: November 21, 2024

In Attendance: Marcy Smith, Steve Smith, Rosie Lopez, Paul Suarez, Anthony Chiodo, Ryan Powers, Mark Anker, and Tony Castiglione

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

*The October 10, 2024 Minutes were approved.

Financial

*Arrears were discussed and was reported that there were some progress in the collection.

*Lori Lerman (Account) continued to discuss with the financed planning and the concerns over the depletion of the reserves.

Super's Report

*Copy attached.

Legal Report

*Jon Moses provided his report and the progress has been discussed with the unit owners who are in arrears.

Management Report

*111 Elevator is progressing but no date as to completion.

*A number of complaints have been received from the unit owner. These complaints are being forwarded to Automatic Industries.

*Mark & Tony have spoken with the Solar Company about some concerns regarding the operation & responsiveness to inquiries.

*Mark & Tony are looking into solutions for the security system operation.

No further business the meeting was adjourned at 8:20p.m.

Next Meeting is the Financial Meeting with the unit owners

Next Board Meeting is scheduled for January 2025.

Westgate Park Condominium

Superintendent's Report November 21st, 2024

1. Lawn sprinklers shut and blowen out (F.L).
2. Cameras overload system is not fully working 17 cameras not working at all, need 500g from Verizon this will help but not be a complect fix.
3. 115/1st floor washer overloaded breaking the washer
4. Pickup truck parked in the Palisade lot stole Motorcycle from Gateway
5. Argento serviced 3 Snowblowers.
6. Received one hundred bags of calcium chloride.
7. Turned back all clocks.
8. 111/Elevator Replacement started (O.S.)
9. 119/3-Laundry rooms old Valves for washers not holding replaced all (RJS)
- 10.Pool deck repaired as-per WCHD. (T.S.)
- 11.New Washers & Dryers are being installed Week of 12/2
- 12.Solar is up and running 117 & 119, they are working on 111 & 115.