

Board of Directors Minutes – May 8, 2023

Call to Order

The regular meeting was called to order at 7:00 pm by Lee Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by Lee Reiff, President. Present were Janice Cepulionis, Secretary; Donna Balta, Treasurer; and Laura Coughlan, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the February 13, 2023 meeting were made available to the Board and posted to the website in draft. Motion to officially accept the minutes made by Donna and seconded by Laura – PASSED unanimously by the Board.

Financial Report

Donna Balta presented, and the Board accepted the Financial Report as of April 30, 2023 showing the assets of the Association as:

CIT Bank – Operation Account	14,405.25
CIT Bank – Money Market	204,052.22
CIT Bank – C.D.	20,105.52
Total Assets	\$238,562.99

Old Business

- A. Dryer vent cleaning is planned for September.
- B. It was found that a vent in one of the units was not connected to the outside of the building. We are in the process of figuring out how to rectify this issue. This is definitely a fire hazard and must be rectified prior to the sale of the unit.

New Business

- A. Letters have been sent to owners whose balconies require painting. Work must be completed by October 1, 2023.
- B. After checking out many possible trees and bushes, Rose of Sharon looks like the best possible replacement for the trees that were removed in 2021. We will be talking with our landscape company to see if this is a good choice. **We're still waiting to hear back from Three Brothers.**
- C. The sprinkler pipe in 7722 (1SE) that burst on Christmas Day, has been repaired. The unit owner is very satisfied with all repairs made to their unit.
- D. The back flow in the water room of 7722 has finally been repaired and is working as it should.
- E. Replacement windows – both companies below have been approved by the Board:

Window & Door Super Store of O.F.	Ferguson Windows & Doors
708-535-3900 – Kevin Crowe	708-349-0405 – Jim Dockery
In business – 43 years	In business – 47 years
A+ rating with the BBB	A+ rating with the BBB
Complaints – 0	Complaints – 0
- F. Southland Steam will be cleaning the carpets on Monday, May 22nd. If you want Southland to clean your carpets, you can reach Pat or Katie at 708-460-0288.
- G. Foyer rugs & runners have been ordered. Old carpets will be used at the back door and also in the garage to the foyer door.
- H. Needed painting of wrought iron railings in 7728 has been put on hold.
- I. Lee mentioned water usage information we recently received from Sensus Center.
- J. Unsealed garbage bags have been put down the chute in 7722 and boxes are still not being broken down in all buildings.

Laura motioned to adjourn the meeting and Donna seconded the motion. Meeting adjourned at 7:10 p.m.