

Board of Directors Minutes – August 14, 2023

Call to Order

The regular meeting was called to order at 7:01pm by Lee Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call of BOC members was called by Lee Reiff, President. Present were Jan Cepulionis, Secretary; Donna Balta Treasurer; and Laura Coughlan, Director. Sandy Dittman was present representing management agent – S.P. Management.

Minutes

The minutes of May 8, 2023 meeting were made available to the Board and posted to the website in draft. Motion to officially accept the minutes was 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 August 13, 2023 showing the assests of the Association as:

<u>CIT Bank – Operation Account</u>	<u>29,270.54</u>
<u>CIT Bank – Money Market</u>	<u>211,793.73</u>
<u>CIT Bank – C.D.</u>	<u>20,105.52</u>
<u>TOTAL ASSETS</u>	<u>\$261,169.79</u>

Old Business

- A. Dryer vent cleaning is planned for September.
- B. Windows in 7722 by Ferguson and 7728 by Windows & Doors SuperStore of Oak Forest have been installed.
- C. Balcony painting is still ongoing & should be completed by October 1st. Don't forget, proof of painting must be sent to Sandy at S.P. Management.
- D. Carpets have been cleaned.
- E. New mats and runners have finally arrived and have been placed in each building.

New Business

- A. We had to have Three Brothers remove a bush in front of 7722 due to the fact that the Tinley Park Fire Department hose hook-up could not be seen. Bushes in front of 7710 and 7716 were lightly trimmed for the same reason.
- B. All gas meters have been numbered, as requested by the Tinley Park Fire Department. The Association should now pass re-inspection.
- C. A proposal from Three Bros. has finally been received and approved for a flowering tree (Rose of Sharon) in the NE corner of 7722 and sod replacement in the SW corner of 7710.
- D. Do we have any volunteers to help in watering until the sod takes hold, 2-3 times a day for two (2) weeks?
- E. Carpet replacement will be added to the Budget for 2024. Only one building will have new carpet.
- F. A location, in the foyer, has been added to each building for realtor lock boxes. No more lock boxes on individual units or glass entry doors.
- G. Wire cages have been added to the outside fire alarms. Of course, the birds will probably build their nests on top of the wire cages but at least they won't be bothering the alarms.
- H. Only two rental units are left – one each in 7710 and 7716, neither of which are Barrett units. The last Barrett unit in 7716 will be going up for sale shortly.
- I. Next Spring we're hoping to have the garages power washed. The last time was in 2020.

Janice Cepulionis motioned to close the meeting and Laura Coughlan seconded the motion. Meeting adjourned at 7:45 p.m.

After the meeting adjourned a discussion continued regarding the landscaping – trimming the black paper around the trees and planting new trees. One owner and his wife volunteered to plant the trees in order to save money. This idea will be discussed by the Board due to possible injuries. Vent cleaning was brought up again and is each owners responsibility.