

Annual Board of Directors Meeting – May 13, 2024

Call to Order

The regular meeting was called to order at 7:05 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 Donna Balta, Treasurer; and Laura Coughlan, Secretary; Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the February 12, 2024 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, 2024 showing the assets of the Association as:

First Citizens Bank	\$34,562.39
First Citizens Bank - MMA - 3753	\$235,640.29
First Citizens-CD-9914/4.0%	\$20,720.63
Total Assets	\$290,923.31

Old Business

- A. The broken sprinkler pipe in 7722 is almost complete and hopefully will be finished by the end of the month. We are still waiting for balcony doors.
- B. Sandy Dittman from SP Management will be getting estimates for Roof replacement, Dryvit & Tuckpointing
- C. The need for additional board members was again discussed. Sandy explained that the state of Illinois requires a minimum of 3 members. Should any of the current board members resign, and no one else joins the board, the state takes control and appoints a receiver. The state can then do whatever they want and charge whatever they want.

New Business

- A. Garbage - Still a big problem. Lee emphasized the need to securely bag all garbage. The problem continues to be boxes that are placed in the bin but not flattened. Also, all food items (drinks, fast food bags/wrappers) should be placed in a garbage bag and tied securely.
- B. The association printer is quite old and will be replaced in the very near future. Lee has been covering the cost to print any items pertaining to Brookside East Condominium Association which is not acceptable
- C. New carpet for 7716. Sandy will obtain 3 quotes for replacing the carpet in all areas except the back stairs. The carpet will be one that coordinates with the carpeting on the back stairs in color and fabric. However, because the elevator in 7716 needed major repairs (cost of \$13,357), the carpet replacement may be delayed due to budget constraints.
- D. Rich Kartch will be taking care of the potholes in the parking lot hopefully by the end of the month
- E. We may get proposals for power washing the garage floors. This was last done in 2020 with a cost of \$2,500

Lee Reiff motioned to adjourn the meeting and Laura Coughlan and Donna Balta seconded the motion. Meeting adjourned at 7:27 pm