

## Board of Directors Minutes – August 9, 2021

### 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, Director; and Harry Young, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

### Minutes

The minutes of the May 10, 2021 meeting were made available to the Board and posted to the website in draft. Donna Balta motioned to accept the minutes and Janice Cepulionis seconded the motion. Motion was passed to accept the minutes.

### Financial Report

Donna Balta presented, and the board accepted the Financial Report as of August 9, 2021, showing the assets of the Association as:

CIT Bank – Operation Account	21,601.96
CIT Bank – Money Market	158,603.10
CIT Bank – C.D.	19,678.66
<b>Total Assets</b>	<b>\$199,883.72</b>

### Old Business

- A. Balcony Painting on hold until other projects have been completed.
- B. Island Flowers – Too late to plant new flowers this year. Perennials will be planted next year. Harry advised a new landscaper has been hired who we expect will do a better job.
- C. Rental Agreement was sent to Will County and was signed. It will be recorded by the end of the week and will become part of our declaration.

## **New Business**

- A. Resurfacing Parking Lot – The motion to accept the proposal from Seal Rite is pending a second proposal for coating and restriping to be done in 4 to 6 weeks. There is no assessment for this project which was last done in 2018.
- B. Sandy and Harry are working on getting the trees trimmed from the screens.
- C. There are at least three leaks in kitchens causing stress cracks. A lift will be needed for repairs.
- D. Two owners advised water went past the ice and water shield damaging their kitchens and they were very upset about having to pay for painting.
- E. Brookside East Repairs for period of May 1<sup>st</sup> to July 31<sup>st</sup> totaled \$6,621.00. An itemized sheet was distributed to all owners present.

## **Adjournment**

There being no further business of the Board of Directors, Donna motioned to adjourn the meeting and Lee seconded. The meeting adjourned at 7:15 p.m.

Floor open to the home owners.

- Balcony painting is on hold until the fall. There was much discussion regarding what is considered outside and inside the drywall and who is responsible for the cost of the repairs. An attorney may be contacted for clarity on this situation.
- What decorations are allowed on the balconies was discussed.
- Strange cars in the parking lot could be towed. Possible guest passes and towing were discussed.
- If emergency alarms go off, the fire department will come and assist those that need help exiting the buildings.
- The fire department will supply stickers/notices to people who have oxygen in their units, if requested.
- Gutters are scheduled to be cleaned in the fall.