

Board of Directors Minutes – May 10, 2021

Call to Order

The regular meeting was called to order at 7:05 pm by Merrily (Lee) Reiff, President of the Board of Directors (BOD).

Roll Call

A roll call of BOD members was called by Lee Reiff. Present were Loretta Kartch, Treasurer and Donna Balta, Director. Not present were Sean Patterson, Secretary, and Harry Young, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the February 2021 meeting were made available to the Board and posted to the website in draft. Loretta Kartch motioned to accept the minutes and Donna Balta seconded the motion. Motion was passed to accept the minutes.

Financial Report

Loretta Kartch presented, and the board accepted the Financial Report as of May 10, 2021, showing the assets of the Association as:

CIT Bank – Operation Account	16,853.87
CIT Bank – Money Market	152,564.41
CIT Bank – C.D.	19,653.23
Total Assets	\$189,071.51

Old Business - None

New Business

- A. Accept the resignation of Secretary, Sean Patterson – Loretta Kartch accepted, Donna Balta seconded.
- B. Lee Reiff motioned to accept Janice Cepulionis to fill the vacancy of Secretary and Donna Balta seconded the motion. Motion passed.
- C. Rental Agreement – final count was 51 approvals. Paperwork has been sent to attorney for recording with the county.

- D. Previous company (Nogas) has been terminated. We received 3 proposals and Three Brothers Landscape, Inc. was hired and started on April 1st.
- E. Back flow and other necessary repairs have been completed by the Hill Group to the tune of over \$7,000. All four buildings need repairs. We need to be reinspected by the Fire Dept.
- F. Elevators - Necessary repairs have been completed and we are now waiting for the Village to send the new certificates.
- G. Water Damage – Two 4th floor units in 7710 and 7722 were damaged due to ice back-up in the gutters. Repair work is being completed by Omnicon Restoration - \$2,500 turned in to insurance.
- H. Dryer duct cleaning – We are waiting for a start date from Air Care Services. **Price per unit is \$65.** Work will be done on **June 1, 2, 3, 4.** This is a safety issue. Therefore, **cleaning is mandatory.**
- I. Garages – Southwest Cleaning has accepted the job of sweeping out our garages. The first sweep will be on **May 18th from 9 a.m. to 12 p.m.** All cars must be out of the garages by 8 a.m. that morning. Reminder notices will be posted.
- J. Carpet Cleaning – Two Board members took a walk through all four buildings. Most common areas and front stairs to the first floor could use a cleaning. It's only been 18 months and a few of the buildings have horrible looking carpets. Please, we all need to be more careful and take responsibility for cleaning up our mess. **No proposals yet.**
- K. Flowers – We are waiting for a proposal from Three Brothers regarding planting annual and perennials in the island. If the price is too high, we will be posting a sign up sheet for volunteers. No volunteers, no flowers. The use of river rock or mulch is still under discussion and a Board meeting has been scheduled to discuss the garden issues.
- L. Balcony Painting – After a walk around our complex last fall, it looks like at least 7 balcony railings are in dire need of paint. We are looking for a new company as it seems a few owners were not happy with the last painting company. To keep the price to a reasonable amount, a letter will be sent to all owners asking if they need or are interested in having their balcony painted. This is a cost to each owner. You will be notified as to which paint contractor will be used. Better pricing if we all use the same contractor.

New owners in unit 1NE 7710, Janice Essery & Wanda Jackson, and Patricia & Kevin Durkin in 7722, were introduced.

Adjournment

There being no further business of the Board of Directors, Loretta motioned to adjourn the meeting and Donna seconded. The meeting adjourned at 7:26 p.m.

Floor open to the home owners.