

Board of Directors Meeting Minutes- August 13, 2019

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 was called by Lee Reiff. Present were Sean Patterson, Secretary; Loretta Kartch, Treasurer; Harry Young and Donna Balta, Directors. Sandy Dittman, Managing Agent - SP Management.

Reading of the minutes

The minutes of the May 13, 2019 meeting were read aloud by Sean Patterson. Two corrections (date of the meeting; spelling of Unit owner names) was identified and corrected for the official minutes. Harry motioned to accept the minutes as corrected and Loretta seconded. Corrected minutes were approved by all board members.

Financial Report

Loretta Kartch presented the Financial Report as of 8/13/2019, showing the assets of the Association are as follows:

Checking accounts	\$8238.83
Reserve account	112,441.17
Certificate of Deposit	19,594.03
Outstanding Accounts Receivable	1350.00
Total Assets:	\$141,624.03

Harry motioned for acceptance of the financial report and Loretta seconded. The financial report, as read, was approved by all board members.

Old Business

ComEd electrical work

Incandescent fixtures are done. Garage and elevator will be done next, followed by the parking lot and emergency exit signs.

Lawn Sprinkler Repair

Sprinkler system repairs are complete. Aqua design has not yet billed us for the sprinkler system leak repair. System is turned on and scheduled for 20min/day on even days.

Phone Lines

7716 has been converted to Comcast Voice. The intercom phone number was changed which caused some confusion. Harry will try to get the existing intercom phone numbers ported to the new service for the other bldgs. which will be scheduled soon.

Garage cleaning

Power washing is not currently in the budget. The association has a SHOP-VAC vacuum that can be used to clean up dirt and dust. Board members suggested that we get quotes for power-washing and striping the garages, but noted that sweeping is a much more cost-effective alternative. No plans were made to arrange for a professional cleaning at this time.

New Business

Carpet cleaning

Southland Steam Carpet Cleaning quoted \$880 for all 4 bldgs. Ongoing issues with a renter in 7710 – Dog fouling the carpets Sandy will follow up with a letter to the unit owner. Going forward, residents that cause damage to carpets will be charged to have them re-cleaned.

Landscaping

Harry in conversation with Nogas about catching up with extra work that needs done, including replacement of trees. Also, tree trimming is in the contract but has been neglected.

Pet Policy

All dogs regardless of size, must be on a leash in all common areas. Tinley Park Police also have a leash law so you can be ticketed as well. Dog owners are responsible for removing and properly disposing of dog waste from the common areas. Residents are encouraged to walk dogs off the property.

Garbage

This summer we have had a particularly bad problem with improper disposal of trash and pet waste. All trash MUST be tied and disposed of properly in the dumpsters. Tossing loose trash down the chute attracts pests and causes offensive odors. Particular attention must be paid during the hot Summer months and to pet waste/food garbage.

Wish List

- Garage Cameras
- Repair garage cracks
- Repair garage service doors
- Power-washing/restriping garage floors

Adjournment

The meeting was adjourned at 7:50pm (Motion made by Loretta/ seconded by Sean)