

Annual Board of Directors Meeting – November 13, 2023

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, Treasurer; and Laura Coughlan, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

Minutes

The minutes of the August 14, 2023 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 August 13, 2023 showing the assets of the Association as:

CIT Bank – Operation Account	20,815.28
CIT Bank – Money Market	219,483.48
CIT Bank – C.D.	20,515.03
Total Assets	\$260,813.79

Old Business

- A. Three Bros. – Trees and Sod Completed
- B. Three Bros. – Removed bush in front of 7722 at the request of the Tinley Park Fire Dept.
- C. Carpet Replacement – do one building at a time.
- D. Possible garage power washing, previously cleaned 2020.

New Business

- A. Three Bros. – planted 5 Rose of Sharon and replaced the sod at the SW corner of 7710. Bushes are very small, but fast growing.
- B. Carpet replacement added the budget for 2024. Only one building at a time will have new carpet. All buildings were inspected by the board members and building **7716** was chosen as the first building to receive new carpeting in 2024.
- C. Dryer vents have been cleaned. Eight units still need to get their vents cleaned. A letter was sent from S.P. to those owners.
- D. Wasp problem at 7716 was addressed.
- E. The lift arrived on October 16th and all repairs were completed by October 20th.
- F. New dumpsters were requested and received.
- G. Several owners have not yet provided proof of balcony painting.
- H. Discuss and approve 2024 budget.

Lee Reiff motioned to adjourn the meeting and Janice Cepullionis seconded the motion. Meeting adjourned at 7:40.

ANNUAL MEETING AGENDA

Candidates for new Board – Lee Reiff, Donna Balta and Laura Coughlan.

There being no other candidates, Yvette Harper motioned to accept the Slate as presented and Connie Annie Andracek seconded.