

## Board of Directors Minutes – February 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 November 14, 2022 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 January 31, 2023 showing the assets of the Association as:

|                              |                     |
|------------------------------|---------------------|
| CIT Bank – Operation Account | 10,089.48           |
| CIT Bank – Money Market      | 195,894.32          |
| CIT Bank – C.D.              | 19,975.95           |
| <b>Total Assets</b>          | <b>\$225,959.75</b> |
|                              |                     |

### Old Business

- A. Carpet cleaning for stairs and hallways will be done this Spring.
- B. Balcony painting has to be done this year. Everyone will receive a letter and those who need their balconies painted will have a full year to have it done. Proof of painting must be submitted.

## **New Business**

- A. Dryer vent cleaning is planned for September. One unit in 7728 was found not to be connected to the outside and has been discharging into the wall. The Board is in the process of figuring out how to rectify this issue.
- B. After checking out many possible trees and bushes, Rose of Sharon looks like the best possible replacement for the trees that were removed in 2021. The Board will be talking with the Association's landscape company to see if this is a good choice.
- C. Another a sprinkler pipe in 7722 burst on Christmas Day. The process of repairing/replacing all damaged areas in the unit continues. This is the third time a sprinkler pipe has burst in the SW corner of this building.
- D. The backflow in the water room of 7722 has a serious leak. The Board received one rather expensive proposal. Two other companies came out for an inspection and proposal, but neither company has a qualified plumber on staff, although they certify the repairs. The back flow has been flushed twice with no success. Cost could be as much as \$4,600.00.
- E. Replacement windows – Owner, Rick Breier told us about getting new windows and said the replacement for all the windows in a unit could cost between \$20,000 - \$25,000, or possibly more.

## **Open Discussion**

We quickly discussed the following items: no recommendation for painters; no one to replace screens (just repair); need a permit for bathroom work, obtain permit from the Village and the window company must provide the management office with proof of insurance. Electric charging stations are very expensive and must be wired to owner's electric meter; snow removal when 2" or more, salting extra; on our monthly assessment \$30,000 goes into the reserve account per year.

Lee motioned to adjourn the meeting and Rick seconded the motion. Meeting adjourned at 7:25 p.m.