

## Annual Board of Directors Meeting – August 11, 2025

### Call to Order

The regular meeting was called to order at 7:04 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 Donna Balta, Treasurer; Laura Coughlan, Secretary and Mary Breier, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

### Minutes

The minutes of the May 12, 2025 meeting were made available to the Board and posted to the website in draft. Motion to officially accept the minutes made by Laura and seconded by Donna – PASSED unanimously by the Board.

### Financial Report

Donna Balta presented, and the Board accepted, the Financial Report as of August 12, 2025 showing the assets of the Association as:

First Citizens Bank	\$	56,279.73
Gold Coast - MMA - 8199		127,385.55
Gold Coast - CD - 10803 - 12 MONTH		75,000.00
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>258,665.28</b>

## Old Business

- A. Mueller Roofing has repaired a section of the roof that was leaking into a 4th floor unit at 7716.
- B. 7722 - The elevator button on the ground floor was damaged. If you or guests accidentally damage something in one of the buildings, please notify Sandy at SP Management or a Board Member.
- C. 7728 - New roof, gutters and downspouts have been installed. Due to the extremely high winds during the installation, three first floor balcony screens were damaged. Screens to be repaired.
- D. Landscaping - Requests have been made to have the tree stump at 7722 garage removed. We will also be requesting that new red mulch will be applied to quite a few trees.

## New Business

- A. Three (3) first floor screens were damaged during the replacement of the roof, gutters and downspouts at 7728. These screens have been replaced by Mueller Roofing. All residents were happy with the screen replacements.
- B. 7716 - The garage door was damaged and after a 3 hour service call on a Saturday night, the door was working for the time being. To date no one has admitted fault. New parts have been ordered.
- C. On July 18, 2025 the same garage door was damaged again. The person who caused the damage immediately call Lee and Better Doors were once again called for repairs.
- D. The Village of Tinley Park has repaired the two holes at the Brookside entrance on Brookside Glen.
- E. After three years, we were finally able to get updated elevator certificates for 7710, 7722 and 7728 from the Village. These have been posted. 7716 will be re-inspected on 8/14/25. At that time we will request an updated inspection certificate.
- F. We have signed up with Yard Pro to plant five (5) Bloomerang Lilac trees and one (1) white Hydrangea. These will be planted this month or possibly September depending on the weather.
- G. Courtesy Cleaning has begun cleaning the buildings, including pressure washing the tile. They also cleaned the carpet on the

4th floor of 7728. A letter has been sent to the condo unit owner about potential consequences.

- H. Yard Pro fixed the GFI outlet in 7722. The GFI has been repaired and is running correctly.
- I. State Farm has increased our monthly insurance cost by \$1,503 or \$18,035 a year. Quite an increase but we still have coverage.
- J. The Board held a special meeting on July 31st to discuss potential building repairs and improvements over the next five (5) years. Once requirements and estimates have been fully developed, it will help us determine reserve requirements and possible future special assessments.

Lee Reiff motioned to adjourn the meeting and Laura Coughlan and Donna Balta seconded the motion. Meeting adjourned at 7:28 pm

Floor open for other topics for discussion by homeowners

1. Discussion about Tuckpointing (Dottie Lovell - 7728 and Rich Hoinacki from 7710). Bruno Tuckpointing has been called and we are waiting for a response. Damage to the inside of a unit is the unit owners responsibility (walls in). The Tuckpointing is an expense of the HOA. Explained that this is in the bylaws.
2. Dottie Lovell from 7728 asked who paid for the carpet cleaning on the 4th floor common area and was told it was the HOA - this time. When asked why, Lee explained her reasoning was because this was a new company and she wanted to see how well they did before she had them clean all four buildings. Cost basically is the same as before.
3. Installation of screens on balcony - The General Home Maintenance Service 708-466-6060. They provide Senior Discounts.
4. Replacement of screens on balcony - In Home Screen Replacement Inc 815-600-1695
5. Dryer vents will be cleaned the week of September 29, 2025. Sandy Dittman from SP Management will send letter with costs and details one week prior to the vent cleaning.