

## Board of Directors Minutes – November 8, 2021

### 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 Harry Young, Director. Sandy Dittman was present, representing Managing Agent – SP Management.

### Minutes

The minutes of the August 9, 2021 meeting were made available to the Board and posted to the website in draft. Donna Balta motioned to accept the minutes and Harry Young seconded the motion. Motion was passed to accept the minutes.

### Financial Report

Donna Balta presented, and the board accepted the Financial Report as of Nov. 8, 2021, showing the assets of the Association as:

|                              |                     |
|------------------------------|---------------------|
| CIT Bank – Operation Account | 12,135.08           |
| CIT Bank – Money Market      | 164,663.41          |
| CIT Bank – C.D.              | 19,678.66           |
| <b>Total Assets</b>          | <b>\$196,477.12</b> |
|                              |                     |

### Old Business

- A. The parking lot cracks have been filled and the lot seal coated.
- B. First floor front stairs and all common areas of carpeting have been cleaned.
- C. Rental Agreement was sent to Will County and has been approved and recorded.
- D. Gutter extensions have been added. This will keep most of the rain water away from the windows.

## **New Business**

- A. By the end of the month our trees will all be trimmed, and 7 will be removed.
- B. The 2022 budget was presented and there being no questions, Janice Cepulionis motioned to accept the budget and Harry Young seconded.

## **Adjournment**

There being no further business of the Board of Directors, Donna motioned to adjourn the meeting and Lee seconded. The meeting adjourned at 7:05 p.m.

We continued with the Annual Election of Officers for the coming year.

## **ANNUAL ELECTION MEETING NOVEMBER 8, 2021**

### **Call to Order**

The annual election meeting was called to order at 7:06 pm by Lee Reiff, President of the Board of Directors,

Sandy Dittman of S.P. Management advised that since the slate of officers was not contested the following current officers would retain their positions for another year. John Lauthran motioned to accept the slate of officers and Sue Lauthran seconded the motion. No one opposed, motion passed.

1. Merrily Reiff, President
2. Donna Balta, Treasurer
3. Janice Cepulionis, Secretary
4. Harry Young, Officer

There being no further business, the meeting was adjourned at 7:07 p.m. and the floor was opened to the home owners.

Painting of balconies was mentioned and owners were told they could feel free to contact painters of their choice at any time.

Building 7710 has problems with nests in the gutters and potential rotting in the eaves with wasps possibly using this as entrance to nest.

Garage heaters have been checked and cleaned.

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