

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 23, 2019**

HOA's Alcott House Hospitality Room, 1460 North Sandburg Terrace, Chicago, Illinois 60610

Present: Robert Caston – Association 1
Mary Murtaugh – Association 1
Mario Rizzo – Association 1
Robert Connor – Association 2
Eva Haussner – Association 2
Scott Lennox – Association 2
Kristina Lynn – Eliot
Kimberly Ruhlander – Eliot
Leslie Deitch – Faulkner
John Berchem – Lowell
Marc DeMoss – Lowell
Judy Barnes – Association 7
David Beck – Association 7
Barbara Fiacchino – Association 7

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Menendez, Administrative Assistant, and Marla Jackson, Regional Director, of FirstService Residential; and Paul Gaudette of Wiss Janney Elstner Associates, Inc.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor declared that a quorum was present and called the meeting to order at 6:30 p.m. There were no changes to the agenda.

UNIT OWNER COMMENTS AND QUESTIONS

There were no comments or questions from unit owners present. At Mr. Connor's request, Ms. Barnes reported that R2 Companies is the new owner of Germania Place and that a Brazilian coffee shop will be opened there in the spring, an ADA-compliant ramp will be installed at the front entrance to the building in two weeks, work on the lobby should be completed in a month, spec office space will be created with the intention of attracting a technology firm as a tenant, and the school and other shops will remain in place. Ms. Barnes also reported that regrading and repaving in the area of the Fifteen Fifty On The Park building will begin soon, a model unit will be opened on the fifth or sixth floor within the month, and a new sales and marketing firm has been engaged.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on September 25, 2019. There were two corrections. ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on September 25, 2019, be approved as amended. Mr. Beck seconded the motion, and it passed, with one abstention.***

PRESIDENT'S REPORT

Mr. Connor reported that HOA Management received an opinion about the condominium deconversion question from attorney Marshall Dickler, and that the management renewal contract was returned with all but one of the requested changes made.

TREASURER'S REPORT

Financial Summary

Mr. Berchem reviewed with the Board the Financial Summary for the period ended September 30, 2019, as follows:

Operating Fund net income, current month:	(\$40,045)
Operating Fund net income, year to date:	\$65,141
Operating Fund balance:	\$434,086
Ratio of Operating Fund balance to one month's operating expenses:	3.1
Replacement Fund interest income, year to date:	\$28,772
Replacement Fund expenses, year to date:	\$208,045
Replacement Fund balance:	\$4,036,762

Mr. Berchem acknowledged that delinquency figures were not included in the Financial Summary but stated that current delinquencies are under control.

ACTION AND DISCUSSION ITEMS

2019 Village Capital Projects Update

Mr. Gaudette reported on the following:

- South Mall
 - South Mall Screen Wall: Owing to the requirements of the City of Chicago Building Department, Department of Planning and Development, the brick wall will be eight inches shorter than originally planned, and the contractor, Northshore Brickwork, will revise its proposal to reflect a cost reduction of \$4,200.00. The permitting process has been completed and it is expected that the wall will be finished in mid-November. Discussion ensued.
 - South Mall/Pool Repair Project: The drawings are completed, a draft schedule was submitted to HOA Management and distributed to the Board, and the pool season will not be affected except perhaps to shorten the South Pool season by a day or two. Not much work will be required in the garage portion of the project owing to previous work done, and it is expected that all of the work can be completed in two seasons instead of three, ending in November 2020. For the mall's buried sealant system, the concrete will be removed, the membrane repaired, and new concrete poured.
 - South Mall Pool Building: Work on the east pool building will begin on November 4 and will take one or two weeks to complete.
- AB/CD Malls
 - Building Expansion Joints:
 - AB Expansion Joints: The surface-level compression joint installation was begun today and work should be completed at the end of the week. Work on the stairs is also completed.

- CD Expansion Joints: The surface-level compression joint will be installed next week and work will be completed in about two weeks, including the stairway.
- Tennis Facility
 - Bridge between Faulkner House and Tennis Courts: A leak was reported in the expansion joint by the doorway along the bridge. Today the joint was opened up and inspected, and Zera Construction has been asked to provide a price to make necessary repairs.

The Board thanked Mr. Gaudette, and he left the meeting at 6:48 p.m.

Condominium Deconversions

Ms. Goodwin referred to the opinion letter from attorney Marshall Dickler regarding deconversion of condominium units in Sandburg Village. She stated that, according to Mr. Dickler, HOA cannot stop a Sandburg Village condominium association sale but that such a sale would require the approval of 85% of that association's unit owners, and that the association would still be part of HOA and, as such, would still have to pay the assessments charged by HOA. Discussion ensued. Mr. Connor suggested that the directors have their associations' attorneys review their individual declarations and that after review they might want to limit the number of units that one entity can own.

Management Contract Renewal

Ms. Goodwin referred to the changes in the contract that HOA had requested that were made and the one requested change that was not made. Mr. Connor stated that he will sign the contract.

Latin School Tennis Court Rental Request

Ms. Goodwin presented the responses from Mr. Lim, the Latin School Athletic Director, to the Board's questions regarding the Latin School's requested use of the HOA tennis courts. After discussion, the Board decided on the following:

- No multi-year agreement with the Latin School at this time; rather, permit the students to use the tennis courts next year and see what happens.
- Charge \$150.00 per Latin School member: two coaches and 15 students.
- Have HOA's attorney review the agreement for full coverage and release of liability.
- Set the courts up in February so the students can begin using them in March, weather permitting.
- Permit Latin School students to use all four courts from 3:45 to 5:45 p.m. Monday through Friday from March through May and August through mid-November.
- Only squeegees and brooms are to be used to clear off the courts, no shovels.
- The coaches are to be responsible for security for Faulkner House when students enter and leave the courts.

Further discussion ensued. Ms. Goodwin was directed to discuss the Board's decisions with Mr. Lim.

Additional Business

Ms. Barnes reported on an encounter with a resident who allowed her dog on the grassy areas in one of the malls.

DIRECTORS-MANAGEMENT FORUM

Ms. Goodwin referred to the HOA Holiday Party item in the Management Report. The Board agreed that the party should once again take place at the 3rd Coast Café.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 7:14 p.m.

RECONVENE TO OPEN SESSION

The meeting was reconvened to Open Session at 7:27 p.m.

ADJOURNMENT

Upon motion duly made by Scott Lennox, seconded by Judy Barnes and unanimously approved, the meeting was adjourned at 7:28 p.m.

Respectfully submitted,


Secretary
