

**SANDBURG VILLAGE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 27, 2019**

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

Present: Mary Murtaugh – Association 1
Mario Rizzo – Association 1
John Santoro – Association 1 (arrived 6:40 p.m.)
Robert Connor – Association 2
Eva Haussner – Association 2
Scott Lennox – Association 2
Diana Levin – Association 3
David Alexander – Eliot
Kimberly Ruhlander – Eliot
Leslie Deitch – Faulkner
John Berchem – Lowell
Stephen Rossi – Lowell
Judy Barnes – Association 7
David Beck – Association 7
Barbara Fiacchino – Association 7

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Melendez, Administrative Assistant, and David Barnhart, Vice President and Senior Property Supervisor, of Draper and Kramer, Incorporated; 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.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on January 23, 2019. There being none, ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on January 23, 2019, be approved as presented. Mr. Beck seconded the motion, and it passed, with two abstentions.***

PRESIDENT'S REPORT

Mr. Connor reminded the Board that this is an extra meeting for 2019, and that the next meeting will be held in March, with no meeting in April, and the following meeting in May. He confirmed with Ms. Goodwin that discussions about the upcoming pool season are largely complete but stated that any additional discussion about the pools can take place at the March Board meeting. Ms. Goodwin stated

that the pool rules will be presented for approval at the March meeting, that additional concerns and comments can be considered at that time, and that she will assemble a summary of pool matters to be distributed with the March Board packet.

TREASURER'S REPORT

Financial Summary

Mr. Berchem reviewed with the Board the Financial Summary for the period ended January 31, 2019, as follows:

Operating Fund net income, current month:	\$24,518
Operating Fund net income, year to date:	\$24,518
Operating Fund balance:	\$366,322
Ratio of Operating Fund balance to one month's operating expenses:	2.6
Replacement Fund interest income, year to date:	\$2,453
Replacement Fund average CD yield:	1.16%
Replacement Fund expenses, year to date:	\$3,643
Replacement Fund balance:	\$3,559,390

Mr. Berchem noted that the delinquencies include charges to the various associations for their use of the meeting rooms in 2018 but that they will be paid shortly. He commented on the Replacement Fund expenses and fund balance. In response to a question from Mr. Beck, Ms. Goodwin stated that she is incorporating the Reserve Study estimates and the 2017 capital expenditures into the Reserve Cash Flow Analysis that will be distributed to the Board.

ACTION AND DISCUSSION ITEMS

2019 Village Capital Projects Update and Schedule

Mr. Gaudette reported on the following:

- South Mall
 - South Mall Screen Wall: WJE has received another bid for the Eliot brick wall, for a total of four bids, but it specifies concrete block rather than solid concrete for the bottom of the wall, contrary to what has been requested. WJE is unfamiliar with the contractor and is researching its background.
 - South Mall Water Leakage: The water testing is complete and the report is nearly finished. It will be made available to the Board for the March meeting. Management has been provided with a draft schedule which specifies the work to be performed from fall through the spring so as not to affect the pool season.
- A-B and C-D Malls
 - Building Expansion Joints: The expansion joints, which are 25 years old and are located where the building walls and the mall meet, are leaking in several places. They have been water tested, and WJE is preparing a recommendation for repairs. Discussion ensued.
- North Mall
 - North Mall Restoration Project: A minor leak was reported by the garage staff and was investigated by WJE. When the weather gets warmer, WJE will perform a water test. The contractor has been informed, because the mall work is still under warranty.

The Board thanked Mr. Gaudette, and he left the meeting at 6:42 p.m.

Management Contract – Assignment Agreement

Mr. Beck moved to accept the assignment agreement with FirstService Residential as presented. Ms. Barnes seconded the motion, and it passed unanimously, with Mr. Santoro recusing himself.

Association Entrance Planters Summer and Fall Rotation

After discussion, ***Mr. Beck moved to accept the renderings provided by Christy Webber Landscapes for the 2019 summer and fall entrance planter flower rotations as presented. Ms. Barnes seconded the motion, and it passed unanimously.***

Pool Furniture

Ms. Goodwin stated that HOA plans to purchase new furnishings and lifeguard chair umbrellas for use at both pools. After discussion, ***Mr. Lennox moved to approve the proposal submitted by Admiral Outdoor Furniture on February 13, 2019, for the purchase and delivery of 20 classic chaise lounge chairs, five classic stack dining chairs and two lifeguard chair umbrellas, for use at both the North and South pools, in the total amount of \$5,202.33. Ms. Murtaugh seconded the motion, and it passed unanimously.***

CSVCA No. 1 Cab Light Installation Request

Following an explanation of the need for an additional cab light for Cummings House and the proposed location of the light, ***Ms. Murtaugh moved to approve the request from CSVCA No. 1 to install an additional cab light on the Village Cummings House address signage at its cost, as presented. Mr. Rizzo seconded the motion, and it passed unanimously.***

Additional Business

Eliot Brick Wall Update Discussion: Ms. Goodwin reminded the Board that she was asked to obtain another proposal for the brick wall that Eliot has asked to have built at the south end of the South Mall and along the Eliot driveway. She stated that she received a proposal from JLJ Contracting for \$202,000.00, and a proposal from Zera Construction for \$155,000.00. Ms. Goodwin further stated that Eliot Management received a proposal from North Shore Brickwork & Windows for approximately \$54,000.00. She noted that she asked Mr. Gaudette to review the proposal from North Shore Brickwork and repeated his comment that its specifications do not match those in the proposals from the other two firms. Discussion ensued, after which Ms. Goodwin was directed to request a revised proposal from North Shore Brickwork based on the same specifications as in the proposals from JLJ Contracting and Zera Construction.

DIRECTORS-MANAGEMENT FORUM

Mr. Santoro announced that his employer, Lieberman Management, was recently acquired by FirstService Residential, as was Draper and Kramer, but will remain independent for the foreseeable future. He stated that in the interests of avoiding the appearance of a conflict of interest, he is tendering his resignation from the Board effective as of this Board meeting. Mr. Santoro noted that he is willing to act in other capacities in the interests of HOA, such as membership on a HOA committee. He expressed his appreciation for working on the Board for so many years and offered his assistance whenever it would be requested. Mr. Connor and Mr. Berchem thanked Mr. Santoro for all his years of service on the HOA Board and remarked on Mr. Santoro's substantial contributions to HOA over the years.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 7:03 p.m.

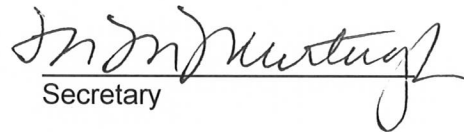
RECONVENE TO OPEN SESSION

The meeting was reconvened to Open Session at 7:05 p.m. ***Mr. Santoro moved that the Board approve assessing a \$500.00 fine to the owner of unit 503 in Eliot House for a rule violation, as recommended by the Hearing Panel. Mr. Rizzo seconded the motion, and it passed unanimously.*** Discussion ensued.

ADJOURNMENT

Upon motion duly made by Mr. Beck, seconded by Ms. Barnes and unanimously approved, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,


Secretary