

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 26, 2020**

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

Present: Dianna Callahan – Association 1
 Robert Caston – Association 1
 Mary Murtaugh – Association 1
 Robert Connor – Association 2
 Scott Lennox – Association 2
 Mary Schneider – Association 2
 Diana Levin – Association 3
 Bruce Kaminsky – Eliot
 Beth Murphy – Faulkner
 John Berchem – Lowell
 Judy Barnes – Association 7
 Barbara Fiacchino – Association 7
 Nancy Slattery – 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 6:32 p.m. He stated that there were no changes to the agenda.

UNIT OWNER QUESTIONS AND COMMENTS

In response to questions from unit owners, Ms. Goodwin stated that some new pool furniture has been ordered, and that the holiday lights around the pool will be removed.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on January 22, 2020. There being none, ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on January 22, 2020, be approved as presented. Mr. Kaminsky seconded the motion, and it passed unanimously.***

PRESIDENT'S REPORT

Mr. Connor stated that 2020 is expected to be a very busy year for HOA and expressed his hope that the South Mall construction will proceed as planned and that the South Pool can be opened on schedule.

TREASURER'S REPORT

Mr. Berchem reviewed with the Board the Financial Summary for the period ended January 31, 2020, as follows:

Operating Fund net income, current month:	\$28,726
Operating Fund net income, year to date:	\$28,726
Operating Fund balance:	\$469,486
Ratio of Operating Fund balance to one month's operating expenses:	3.3
Replacement Fund interest income, year to date:	\$7,095
Replacement Fund average CD yield:	1.74%
Replacement Fund expenses, year to date:	\$29
Replacement Fund balance:	\$3,703,579

Mr. Berchem commented on several line items. Discussion ensued about pool income in 2019 and in past years, pool membership, and the excellent service provided by the FFC pool staff in 2019.

ACTION AND DISCUSSION ITEMS

2020 Village Capital Projects Update

Mr. Gaudette reported on the following:

- South Mall
 - South Mall Screen Wall: Construction will probably begin in May.
 - South Mall/Pool Repair Project: Construction has begun and is on budget and on schedule so far. Official notification has been received that foot baths will not be required. A walk-through with a mechanical engineer will take place on Friday to determine whether the P-traps in the Eliot House garage can be raised.
 - South Mall Pool Building: The masonry work was completed, and just a few punch list items need to be addressed.
- Tennis Facility
 - There is nothing new to report. Work will resume when the weather improves.
- North Mall
 - Germania Street: WJE is preparing bid packages for the repair of Germania Street above the north end of the James/Kilmer garage. The work area will be approximately 40 feet by 30 feet around the fountain, and a drain will have to be installed in the area. A meeting with HOA Management and the contractor will be held on March 11 to review warranty issues.

The Board thanked Mr. Gaudette, and he left the meeting at 6:50 p.m.

Association Entrance Planter Pots Summer Rotation Proposal

Ms. Goodwin explained that, after receiving the comments made by Board members at the January Board meeting, Christy Webber updated its recommendation for the summer flower and plant rotations in the various association entrance pots, adding more white and lighter pink as well as brighter colors. After discussion, ***Ms. Fiacchino moved to accept the revised Summer Mix A and B seasonal displays proposed by Christy Webber Landscapes. Ms. Barnes seconded the motion, and it passed unanimously.***

Pool Furniture Proposal

After discussion, ***Mr. Lennox moved to accept the proposal submitted by Admiral Outdoor Furniture on February 2, 2020, to supply and deliver 20 classic stack chairs, seven round black aluminum tables and seven umbrella bases, in the amount of \$6,486.64. Ms. Schneider seconded the motion, and it passed unanimously.***

Eliot Owners Parking Reimbursement Request

Ms. Goodwin explained the request from Eliot House that HOA reimburse any of the Eliot garage parkers who have to move their cars and pay for parking elsewhere during the four two-week phases of the South Mall deck project. She noted that Eliot is the only association that does not have a valet staff to move cars around as needed, and that Jewel's offer of 20 spaces in its garage for a pro-rated amount of \$120.00 per car during each phase is the best that she has found in the area. Ms. Slattery remarked that in a similar construction situation at James House, parkers were not charged for any time that they could not park in the James House garage, and suggested that Eliot do the same. Mr. Connor expressed his concern about setting a precedent if HOA agrees to reimburse the Eliot parkers. Discussion ensued, after which Mr. Connor suggested tabling the matter until a later time. ***Mr. Kaminsky moved to table the matter of the Eliot House parking reimbursement request. Mr. Lennox seconded the motion. After discussion, the motion passed, with Ms. Schneider opposed and Mr. Berchem and Mr. Connor abstaining.*** Ms. Goodwin stated that moving cars for the first construction phase was accomplished with no problems, and conveyed her understanding if that if the parking reimbursement request is not agreed to, she will not be permitted to communicate any further with Eliot parkers about when their cars will have to be moved. After further discussion, Ms. Goodwin and Mr. Kaminsky agreed to discuss the matter with the Eliot House Property Manager.

Additional Business

Ms. Goodwin stated that she had no additional business for the Board to discuss.

DIRECTORS-MANAGEMENT FORUM

Mr. Berchem asked what other associations are doing to clear their main kitchen drain lines when they become clogged. Ms. Jackson suggested having a plumber clear the drain lines rather than having them rodded and suggested engaging Abbott Industries, a contractor that several of her properties use.

Ms. Goodwin reported that the Latin School has withdrawn its request to allow its tennis team to use the HOA tennis courts, citing high insurance costs. She added that the Tennis Club membership form will be revised to state that the courts will open on May 1. Mr. Connor thanked Ms. Goodwin for her extra efforts regarding the matter. Ms. Goodwin added that the tennis court membrane will be inspected in March, and that new gravel will be put in the dog runs.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Ms. Murtaugh, seconded by Ms. Fiacchino and unanimously approved, the meeting was adjourned at 7:15 p.m.

Respectfully submitted,


Secretary