

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 22, 2020**

The meeting was conducted by telephone.

Present: Dianna Callahan – Association 1
 James Lothe – 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
 Gabrielle Thronson – Eliot
 Leslie Deitch – Faulkner
 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, 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 called the meeting to order at 6:32 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

UNIT OWNER COMMENTS

David Alexander commented that the lighting in the South Pool area, including the bollard lights and the lights mounted on the Fitness Formula Club wall, was too bright. Discussion ensued. Mr. Gaudette stated that it might be possible to install shades or covers on the FFC wall lights to cast the light down. Ms. Goodwin agreed to take photos of the wall lights at night to show the Board and do some research about possible covers or shades for those lights. Further discussion ensued.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meetings held on May 27, 2020. There were two additions. ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on May 27, 2020, be approved as amended. Ms. Fiacchino seconded the motion, and it passed unanimously.***

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meetings held on June 23, 2020. There was one correction. ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on June 23, 2020, be approved as amended. Ms. Slattery seconded the motion, and it passed unanimously.***

PRESIDENT'S REPORT

Mr. Connor expressed his appreciation for the ability to conduct the Board meetings via Zoom teleconference since the Board cannot meet in person at this time. He congratulated the HOA Management and Maintenance staff for running the Village operations well and keeping the Village clean. Mr. Connor also thanked all unit owners for their patience in light of the pool and Tennis Center closures and expressed the hope that next year the pools and tennis courts would once again be opened.

TREASURER'S REPORT

Mr. Berchem reviewed with the Board the Financial Summary for the period ended June 30, 2020, as follows:

Operating Fund net income, current month:	\$7,544
Operating Fund net income, year to date:	\$88,822
Operating Fund balance:	\$264,476
Ratio of Operating Fund balance to one month's operating expenses:	1.9
Replacement Fund interest income, year to date:	\$30,911
Replacement Fund average CD yield:	1.51%
Replacement Fund expenses, year to date:	\$1,146,782
Replacement Fund balance:	\$3,362,599

Mr. Berchem stated that the HOA finances are in excellent condition, and that year to date, net income is \$88,000.00. He noted that the ratio of the Operating Fund is 1.9 times one month's expenses, which is satisfactory, and that the sole outstanding delinquency is being handled. Mr. Berchem further stated that HOA is able to pay the invoices for the various Replacement Reserve projects as they become due.

ACTION AND DISCUSSION ITEMS

Mr. Berchem stated that he has reviewed the financials and has found everything to be in good order. There being no further comments or questions, ***Mr. Berchem moved to accept the audit of the Sandburg Village Condominium Homeowners Association's financial statements and supplementary information for the year ended December 31, 2019, with comparative totals for 2018, conducted by Nyborg & Company, Ltd. Ms. Fiacchino seconded the motion, and it passed unanimously.***

2020 Village Capital Projects Update

Mr. Gaudette reported on the following:

- South Mall
 - South Screen Wall: Northshore Brickwork provided a very good brick mock-up of the wall, which has been approved. Work on the wall will begin during the week of August 3 and is expected to be completed in two to three weeks.

- South Mall/Pool Repair Project: The pool repair project has been completed under budget, with a cost estimate of around \$150,000.00 to \$175,000.00, most likely because no de-icing chemicals are used in the winter around the pool so that the minimal concrete repairs required cost less than the amount budgeted. In addition, the area below the pool deck was repaired in 2010 and is still in good condition.
- South Mall Pool Building: The leaks in the building roof that the HOA Maintenance staff have been dealing with have been repaired.
- Repairs to the expansion joint near the Eliot House rear door will begin next week to deal with leaks in that area.
- North Mall
 - Germania Street: When the previous work on the street was uncovered, it was found that the slab was in very bad condition, owing largely to the previous repair work by the City of Chicago many years ago, with membrane missing in many areas. Virtually the entire slab had to be removed. At Ms. Goodwin's request, WJE provided a letter summarizing the findings as well as a series of photographs showing the sequence of the repairs. The entire area south and west of the fountain was removed, and two parking levels in the James/Kilmer garage were shored up. The new slab will be upgraded to the City code requirements for a roadway, with the first half to be poured on July 24. The additional cost will be approximately \$185,000.00. The contractor will be paid on a unit-price, or cost-per-square-foot, basis, which will be less than the original contract. The first change order to be approved tonight is a credit, and the second covers the quantities and the reduction in unit cost; the two added together result in the \$185,000.00 additional cost. Discussion ensued. Mr. Gaudette noted that there are now three drains in the area instead of one, and that the area at the top of the James/Kilmer garage ramp has been evened out.
- Driveways: Mr. Gaudette and Ms. Goodwin inspected the common-area driveways in the Village to determine potential repairs to be performed in the future. The driveways are slab on grade so the work will not be complicated.

South Pool Mall Project

Mr. Berchem moved to accept Change Order Request #23 submitted by Zera Construction Company, Inc., on June 23, 2020, covering South Mall cabana and locker room roof repairs by Knickerbocker Roofing and Paving Co., Inc., in the amount of \$4,273.50. Ms. Murtaugh seconded the motion, and it passed unanimously.

Germania Place Project

Mr. Berchem moved to accept Change Order Request #1 – Reconciliation of repairs no longer required for a credit of \$99,985.00 – and Change Order Request #2 – Cost of modified and increased quantities of repair work, including shoring materials and other work associated with the increase of scope of work, at a cost of \$283,102.00, submitted by Wiss Janney Elstner Associates, Inc., on July 17, 2020, on behalf of Zera Construction Company, Inc. Ms. Barnes seconded the motion, and it passed unanimously.

The Board thanked Mr. Gaudette, and he left the meeting at 7:10 p.m.

CSVCA No. 1 Cummings-Dickinson Driveway Painting Request

Ms. Murtaugh explained some difficulties that have arisen with regard to use of the Cummings and the Dickinson driveways, and directed the Board's attention to drawings provided to show that yellow directional arrows would be painted on the driveways and driveway curbs would be painted yellow. She stated that Association No. 1 would pay for the project. After discussion, ***Ms. Murtaugh moved to***

accept the request from CSVCA No. 1, Cummings-Dickinson, to add yellow-painted designated "No Parking" areas of the driveway and main entrance of the Cummings and Dickinson buildings, expense and maintenance to be the responsibility of CSVCA No. 1. Ms. Thronson seconded the motion, and it passed unanimously.

Eliot Hospitality Room – Eliot House Internet and Cable TV Project

Ms. Thronson explained that some wiring for Eliot House Internet and cable TV service needs to be routed through the HOA's Eliot House Hospitality Room above the dropped ceiling, and that access panels will have to be installed in the Hospitality Room ceiling. She added that this will also provide Internet service to the Hospitality Room, and that Eliot House will cover any expense for the wiring installation. Ms. Goodwin provided further details about the route of the wiring. After discussion, ***Ms. Thronson moved to approve the proposed installation of cable TV and Internet wiring through the ceiling of the Eliot House HOA Hospitality Room, with any repairs necessary to restore the room to its former condition to be performed at the Eliot House Association's expense. Mr. Kaminsky seconded the motion, and it passed unanimously.***

Additional Business

There was no additional business to be discussed.

DIRECTORS-MANAGEMENT FORUM

Ms. Goodwin reported that the contracts for landscaping, irrigation and tree maintenance will expire this year and that she is requesting bids for the work from vendors. Discussion ensued. The Board agreed that Ms. Goodwin could present the bids rather than having the vendors do so via Zoom teleconference or in person.

Ms. Goodwin announced that she expects to receive a schedule in about two weeks indicating when City workers will replace deteriorated sidewalk on the 1400 block. The Board discussed additional areas in need of sidewalk repair and suggested that Ms. Goodwin contact 2nd Ward Alderman Brian Hopkins for assistance if necessary.

The Board discussed placing a message about the retirement of Ron Duda, former owner of the Burton-Clark Salon, in *The Sandburg Village Voice*. Ms. Goodwin stated that she is awaiting a response from the newsletter's publisher, Joanne Binder.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 7:35 p.m.

RECONVENE TO OPEN SESSION

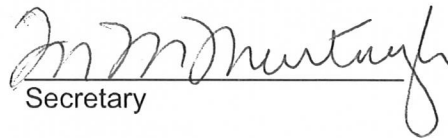
The meeting was reconvened to Open Session at 7:41 p.m. ***Mr. Berchem moved to approve the proposed request from the tenant of account CS1073-0032-01 for a deferred payment plan starting in August and continuing through December 2020. Ms. Schneider seconded the motion, and it passed unanimously.***

Mr. Berchem moved to authorize Management to work directly with Rubloff in order to secure additional documents relating to the new lease for the commercial space located at 1460 North Sandburg Terrace, 2A, Chicago, Illinois 60610. Ms. Barnes seconded the motion, and it passed unanimously.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:43 p.m.

Respectfully submitted,


Secretary