

DRAFT FOR MEETING

SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

January 22, 2020

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

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
Kimberly Ruhlander – 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, 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 6:39 p.m. He stated that there were no changes to the agenda.

UNIT OWNER QUESTIONS AND COMMENTS

A unit owner commented about the plantings in front of Kilmer House. Ms. Slattery commented about the Kilmer House holiday lighting. Discussion ensued.

APPROVAL OF MINUTES

Ms. Murtaugh asked if there were any additions or corrections to the minutes of the regular Board meeting held on November 13, 2019. There being none, ***Ms. Murtaugh moved that the minutes of the Board of Directors meeting held on November 13, 2019, be approved as presented. Ms. Slattery seconded the motion, and it passed, with five abstentions.*** Discussion ensued.

available following the audit, which will take place later this year. Ms. Goodwin noted that the high delinquency percentage shown on the Financial Summary was a result of the transition from the Draper & Kramer accounting system to the FSResidential accounting system.

ACTION AND DISCUSSION ITEMS

2020 Village Capital Projects and South Pool Deck Project

Mr. Gaudette reported on the following:

- South Mall
 - South Mall Screen Wall: Northshore Brickwork will coordinate its work with the work on the South Pool deck.
 - South Mall Pool Building: The masonry work was completed, and clean-up will be performed when the weather is warmer.
- AB/CD Malls
 - Building Expansion Joints:
 - A-B and C-D Expansion Joints: Work on the expansion joints is completed.
- Tennis Facility
 - With no façade work taking place this year, WJE has provided recommendations for various Tennis Center repairs and installation of a canvas canopy over the doorway.
- North Mall
 - Germania Street: The City of Chicago's paving work has been completed. Further work will be bid out.
 - North Mall Expansion Joint: The contractor for the North Mall will work on the top seal when the weather is warmer.

Mr. Gaudette conveyed WJE's recommendation that the contract for the South Pool Mall renovation project be awarded to Zera. He stated that in order to accommodate the start of the 2020 pool season on Memorial Day, Zera would begin in February with non-weather-related work and would pay Tamas Partners to remove and later reinstall the contents of the cabanas. Mr. Gaudette then described the work that Zera would perform on the terraces along Goethe Street in the summer and also relayed the results of the meeting with All Seasons regarding the pool, removing the footbaths and white planter pots, and adding more loungers and additional lights. Discussion ensued. ***Ms. Fiacchino moved to accept the base bid submitted by Zera Construction Company, Inc. for the South Pool Deck Project, in an amount not to exceed \$1,583,470.00. Ms. Murtaugh seconded the motion, and it passed unanimously.***

The Board thanked Mr. Gaudette, and he left the meeting at 7:22 p.m.

Christy Webber South Pool Deck Project – Planter Material Removal

Ms. Goodwin explained that Christy Webber will remove gravel, soil and plants from the north planter section inside the South Pool area, and that the proposal for the reinstallation will be reviewed at the February Board meeting, noting that Christy Webber is HOA's landscaper. ***Mr. Berchem moved to accept the proposal submitted by Christy Webber & Company on January 9, 2020, to excavate the landscaping material in the South Pool planter, in an amount not to exceed \$13,775.00. Ms. Fiacchino seconded the motion, and it passed unanimously.***

DIRECTORS-MANAGEMENT FORUM

Ms. Goodwin referred to a 2008 legal opinion from attorney Michael Kim regarding the responsibility of CSV #3 for the terraces which she forwarded to CSV #3 management to review with the CSV #3 Board.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 8:04 p.m.

RECONVENE TO OPEN SESSION

The meeting was reconvened to Open Session at 8:09 p.m. ***Mr. Connor moved to reclassify a maintenance employee as discussed in Executive Session. Ms. Murtaugh seconded the motion, and it passed unanimously.***

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Berchem, seconded by Ms. Murtaugh and unanimously approved, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,


Secretary