

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 28, 2021**

The meeting was conducted by Zoom videoconference.

Present: Andrew Baglini – Association 1
James Lothe – Association 1
Robert Connor – Association 2
Diana Levin – Association 3
Jonathan Tshiamala – Eliot
Beth Murphy – Faulkner
John Berchem – Lowell
Louise Pauly – 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. She added two items under “Action and Discussion Items”: a special event request from Association 1, and under “Additional Business,” a discussion about pool membership fees.

UNIT OWNER QUESTIONS AND COMMENTS

In response to a unit owner’s question, Ms. Goodwin stated that she will talk to FFC about the clock at the North Pool. Another unit owner asked if the Board would consider placing some commercial umbrellas near the chaise lounges at the South Pool. Discussion ensued about umbrellas that can be fastened onto the chaises.

APPROVAL OF MINUTES

Ms. Levin asked if there were any additions or corrections to the minutes of the regular Board meeting held on May 19, 2021. There being none, ***Ms. Levin moved to approve the minutes of the HOA Board of Directors meeting held on May 19, 2021, as presented. Ms. Barnes seconded the motion, and it passed unanimously.***

Ms. Levin asked if there were any additions or corrections to the minutes of the regular Board meeting held on June 7, 2021. There being none, ***Ms. Levin moved to approve the minutes of the HOA Board of Directors meeting held on June 7, 2021, as presented. Ms. Barnes seconded the motion, and it passed unanimously.***

PRESIDENT’S REPORT

Mr. Connor wished everyone a very happy summer.

FINANCIAL REPORT

Mr. Berchem reviewed with the Board the Financial Summary for the period ended June 30, 2021, as follows:

Operating Fund net income, current month:	\$100,165
Operating Fund net income, year to date:	\$202,120
Operating Fund balance:	\$163,566
Ratio of Operating Fund balance to one month's operating expenses:	1.1

Replacement Fund interest income, year to date:	\$9,834
Replacement Fund average CD yield:	0.64%
Replacement Fund expenses, year to date:	\$74,318
Replacement Fund balance:	\$3,801,031

Mr. Berchem stated that FFC Pool Income Year to Date is \$149,170.00 and referred to an email from Ms. Goodwin about that amount compared to the budgeted income, noting that there is a slight shortfall but that the pool season is expected to be a good one. He also noted that there are some delinquent assessments and commented on the Reserve expenses and balance to date, stating that HOA's financial situation is good.

ACTION AND DISCUSSION ITEMS

2021 Village Capital Projects Update

Mr. Gaudette reported on the following:

- South Mall:
 - Eliot Entrance Drive Concrete Repair: An expansion joint on the drive needs work.
- C-D Mall
 - Dickinson Entrance Drive Concrete Repair: The mall concrete topping between the fee simple townhouses and the C-D garage ramps as well as the south portion of the entrance drive on Clark Street both require repair, and Zera Construction has provided proposals for the repair work.
- A-B Mall:
 - Drain Trial Repair: The repair of two drains is complete.
- HOA Management Office:
 - Leakage at Management Office Door: The leak is reduced but is still present and is being investigated.
- Tennis Facility:
 - Tennis Court Leakage: Zera Construction has completed work on courts 1 through 3 on budget.
 - Bridge between Faulkner House and Tennis Courts: Zera Construction has completed repairs on budget.
 - Potash Grocery Store Entrance Overhead Repair: The repair work has been completed on budget.
- North Mall: Representatives from Bulley & Andrews Concrete Restoration, Ms. Goodwin and myself met at the North Mall, and BACR is scheduled to perform some repair work on the expansion joint that it installed a few years ago, most of which will be based on the warranty.

Mr. Gaudette then reviewed the proposal submitted by Zera Construction for the concrete repairs at a total of five areas at Dickinson House and Eliot House and provided additional details about the damage and the repairs, which consist largely of concrete replacement in various areas. Ms. Goodwin pointed out that the Board already approved some of the repairs. In response to a question from Mr. Berchem, Mr. Gaudette stated that he has reviewed Zera's pricing and has found it to be reasonable for the proposed repairs. ***Mr. Berchem moved to accept the proposal submitted by Zera Construction on July 23, 2021, for driveway concrete repairs at Dickinson House and Eliot House, in a total amount not to exceed \$56,500.00. Ms. Fiacchino seconded the motion, and it passed unanimously.***

The Board thanked Mr. Gaudette, and he left the meeting at 6:53 p.m.

Bad Debt Resolution

Ms. Goodwin explained that Chris Nyborg of Nyborg & Company, Ltd., the Association's auditor, recommends that the Board pass a resolution to write off the balances that cannot be collected, thus allowing FirstService Residential's accounting department to remove those balances from HOA's accounts. She added that she and Mr. Berchem agree with Ms. Nyborg's recommendation. After discussion, ***Mr. Berchem moved to accept the accounting bad debt form to remove \$6,673.55 from past tenant account CS1073-0022-01 and \$10,000.00 from past tenant account CS1073-0153-00, at the recommendation of the Association's auditor. Mr. Kaminsky seconded the motion, and it passed unanimously.***

Change of Attorney for State Annual Report Filing

Ms. Goodwin stated that because HOA has not used Levenfeld Pearlstein as its registered agent for filing HOA's annual report with the Secretary of State in many years, the record must be changed to show the current registered agent. ***Mr. Connor moved to accept the proposed change to have Richman, Goldberg & Goldberg, LLC, as HOA's registered agent on file for preparing and filing the annual report with the Illinois Secretary of State. Ms. Slattery seconded the motion, and it passed unanimously.***

Association Entrance Planters Fall Rotation

Ms. Goodwin stated that the only change that she and Christy Webber recommend is to use orange chrysanthemums for half the buildings and yellow chrysanthemums for the other half instead of using the same color for all of the buildings. She noted that she has received compliments about previous use of the two colors. ***Mr. Connor moved to accept the renderings submitted by Christy Webber Landscapes for the 2021 fall rotations as presented. Ms. Barnes seconded the motion, and it passed unanimously.***

Reopening Eliot Hospital Room and Tot Lot

Following remarks by Ms. Goodwin about lifting many of the COVID-19 pandemic restrictions, ***Mr. Kaminsky moved to reopen the Eliot Hospitality Room on August 9, 2021, and the Tot Lot once the installation of its new equipment has been completed. Mr. Connor seconded the motion, and it passed unanimously.*** Ms. Goodwin also proposed locking the Tot Lot area and having it open only between 6:30 a.m. and 8:00 p.m., to limit its use by homeless people and dog owners. After discussion, ***Ms. Fiacchino moved to approve locking the Tot Lot area between the hours of 8:00 p.m. and 6:30 a.m. and adding "No Dogs Allowed" signs. Ms. Levin seconded the motion, and it passed unanimously.***

James Kilmer CSVCA #7, Social Event Request

Following an explanation of James Kilmer's request by Ms. Slattery and Ms. Goodwin's assurance about the insurance authorization, and after discussion, ***Ms. Slattery moved to approve the request from James Kilmer, CSVCA #7, to use the North Mall for a summer social event for James Kilmer residents and HOA Board members on Friday, August 27, 2021, with the authorization to grill on the mall dependent on insurance authorization. Mr. Kaminsky seconded the motion, and it passed unanimously.***

Cummings Dickinson CSVCA #1, Social Event Request

Ms. Goodwin explained that Cummings Dickinson also wishes to make a request for a social event. Mr. Lothe stated that the matter of grilling will be left open and that there will be entertainment in the form of a band or a singer, and that insurance coverage showing HOA as an additional insured has been confirmed. ***Mr. Lothe moved to approve the request from Cummings Dickinson, CSVCA #1, to use the 1300 Mall for a summer social event for Cummings Dickinson residents and HOA Board members on Saturday, August 7, 2021, with the authorization to grill on the mall dependent on insurance authorization. Ms. Slattery seconded the motion, and it passed unanimously.*** Ms. Slattery stated that James Kilmer is also considering some kind of live background music for its event. Discussion ensued.

Additional Business

After discussion, ***Ms. Fiacchino moved to offer a half-price discount for use of the pool beginning on August 15. Mr. Baglini seconded the motion, and it passed unanimously.*** In response to a question from Mr. Baglini, Ms. Goodwin stated that pool members can purchase a pack of ten pool passes. Mr. Baglini also suggested leaving the pools open later than 8:00 p.m. but was told that the 8:00 p.m. closing allows the staff time to clean up the pool area. Discussion ensued about the pool closing time and about possibly leaving the pools open later in future years. Mr. Connor suggested discussing the matter next spring. Further discussion ensued.

DIRECTORS-MANAGEMENT FORUM

There was no Directors-Management Forum at this meeting.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 7:24 p.m.

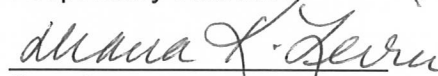
RECONVENE TO OPEN SESSION

The meeting was reconvened to open session at 7:31 p.m. ***Mr. Berchem moved to reduce the rent for the Early Learning Foundation to \$1,500.00 per month for the months of September through December 2021. Ms. Barnes seconded the motion, and it passed unanimously.***

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Ms. Slattery, seconded by Ms. Fiacchino and unanimously approved, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,


Secretary