

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 27, 2021**

The meeting was conducted by Zoom videoconference.

Present: Dianna Callahan – Association 1
Robert Connor – Association 2
Scott Lennox – Association 2
Mary Schneider – Association 2 (arrived 6:53 p.m.)
Kevin Sido – Association 3
Bruce Kaminsky – Eliot
Ula Widawska – Eliot
Beth Murphy – Faulkner
John Berchem – Lowell
Louise Pauly – Lowell
Judy Barnes – Association 7
Jacque Ehrlich – Association 7
Nancy Slattery – Association 7

Also present were Melissa Goodwin, HOA Property Manager, and Marla Jackson, Regional Director, of FirstService Residential.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor called the meeting to order at 6:33 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

UNIT OWNER QUESTIONS AND COMMENTS

Ms. Slattery stated that there is now only one bench in the Alcott-Bryant mall where formerly there were two. Ms. Goodwin stated that the other bench was damaged and is being repaired, and that it will be reinstalled in the mall in the spring.

APPROVAL OF MINUTES

Ms. Goodwin asked if there were any additions or corrections to the minutes of the regular Board meeting held on September 22, 2021. There being none, ***Mr. Connor moved to approve the minutes of the HOA Board of Directors meeting held on September 22, 2021, as presented. Ms. Barnes seconded the motion, and it passed, with Ms. Ehrlich abstaining.***

Ms. Goodwin asked if there were any additions or corrections to the minutes of the special Board meeting held on October 7, 2021. There was one correction. ***Mr. Connor moved to approve the minutes of the special HOA Board of Directors meeting held on October 7, 2021, as amended. Mr. Kaminsky seconded the motion, and it passed, with Ms. Barnes, Ms. Ehrlich, Mr. Lennox and Ms. Pauly abstaining.***

PRESIDENT'S REPORT

Mr. Connor stated that everything is going well in the Village.

FINANCIAL REPORT

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

Operating Fund net income, current month:	(\$59,963)
Operating Fund net income, year to date:	\$213,943
Operating Fund balance:	\$278,552
Ratio of Operating Fund balance to one month's operating expenses:	1.9
Replacement Fund interest income, year to date:	\$15,127
Replacement Fund average CD yield:	0.64%
Replacement Fund expenses, year to date:	\$309,511
Replacement Fund balance:	\$3,565,775

Mr. Berchem stated that HOA's finances are in good condition. He noted that "Pool Net Income (estimate)" is in the summary because the figure was provided but that the audit will determine how accurate that figure is. Mr. Berchem commented that the number of delinquencies is the same as it has been for a few months but that the dollar amount of the delinquencies is considerably reduced. He also commented on the Reserve Fund expenses and balance.

ACTION AND DISCUSSION ITEMS

CVS Criminal Activity Petition

Ms. Goodwin explained the purpose of the petition promulgated by neighborhood resident Mel Jones, who heads the Chicago Clark and Division Collaborative and has been very active in calling attention to criminal activity and safety concerns in the area and persuading the city, the police department, local merchants and neighborhood groups to take action to deal with such concerns. She stated that his latest petition calls on the city's Business Affairs and Consumer Protection Department to act with regard to the unsafe conditions in the area of the CVS at 1165 North Clark, and that Mr. Jones is asking the HOA Board of Directors and other Village entities to sign the petition. Discussion ensued. ***Mr. Berchem moved to approve authorizing the Board of Directors of the Sandburg Village Condominium Homeowners Association to sign the CVS Criminal Activity Petition on behalf of Sandburg Village HOA. Ms. Barnes seconded the motion, and it passed unanimously.***

During the discussion, Mr. Kaminsky left the meeting at 6:46 p.m.

ABOMA Vaccination Mandate Policy

Ms. Goodwin noted that at its October 7 special meeting, the HOA Board approved signing the Memorandum of Understanding provided by ABOMA that gives HOA the option to mandate the COVID-19 vaccination for janitorial and maintenance staff, and she asked if the Board wishes to enforce the mandate policy. She stated that the other Village associations either have no staff, tabled the vote, voted no or have not yet voted on the matter, such that at this time, none of them has mandated the policy requiring employees to be vaccinated. Ms. Jackson stated that a few of the properties that she supervises have worked with their attorneys to put the policy in place, and their staffers have been given 45 days to comply with the mandate. Ms. Goodwin added that three of the four HOA Maintenance

employees have been vaccinated. Discussion ensued. **Mr. Connor moved to table further discussion about the vaccination mandate policy until a future Board meeting. Ms. Slattery seconded the motion, and it passed unanimously.**

During the discussion, Ms. Schneider joined the meeting at 6:53 p.m.

North Pool and South Pool Equipment

Ms. Goodwin stated that she, HOA Maintenance, All Seasons and FFC assessed the existing equipment at both pools in early August, and she listed the new equipment needed, as follows: for the South Pool – two new heaters, pumps and filters and one new automated digital chemical reader, for a total cost of \$84,686.00, and for the North Pool, including repairs – rebuilding one filter motor and purchasing one new automated digital chemical reader and two new heaters, for a total cost of \$33,286.00. She also stated that the South Pool should have a new coat of epoxy liner paint applied to the interior, for about \$22,000.00. Discussion ensued. Ms. Goodwin added that she has scheduled some pool furniture purchases for next season, to replace worn pieces. **Mr. Berchem moved to accept the proposals submitted by All Seasons on October 20, 2021, for new heaters and chemical readers at both pools, new pumps and filters at the South Pool and a filter motor repair at the North Pool, for the total amount of \$117,975.00. Ms. Schneider seconded the motion, and it passed unanimously.**

Snow Removal Equipment

Ms. Goodwin explained that HOA currently owns three “Bobcats,” used primarily to remove snow in the Village, and that one of them is 13 to 15 years old and would be more expensive to repair than to replace. She added that the other two machines – one new and one used – were purchased in 2016. Ms. Goodwin stated that the current vendor has not responded to her requests for pricing and that she is now working with a recommended vendor, 1st Choice Equipment, which communicates well and has offered favorable pricing. She stated that 1st Choice provided two different types of machines for demonstration purposes which the staff was allowed to operate. Ms. Goodwin explained why those machines, which are on skids, will not work on the malls, and stated that another machine that is on wheels will be provided for a demonstration next week, that the trade-in allowance for the old machine is \$4,500.00, and that she recommends adding another year to the warranty for an additional sum, for a total of \$49,335.60, including a salt spreader attachment for the new machine and strobe light kits for all three machines. Discussion ensued. **Ms. Barnes moved to accept the proposal submitted by 1st Choice Equipment, LLC, on October 12, 2021, pending an updated proposal including the addition of a salt spreader and an extended warranty, and pending acceptance of the equipment demonstration, in a total amount not to exceed \$51,000.00. Ms. Schneider seconded the motion, and it passed unanimously.**

During the discussion, Mr. Kaminsky rejoined the meeting and Mr. Lothe joined the meeting at 7:04 p.m.

Association Snow Removal Procedures

Mr. Berchem stated that the Lowell House Maintenance staff can no longer remove snow from the townhouse mall north of Lowell House because the staff has been reduced in number, and thus the Lowell Association wishes to assign this duty to the HOA Maintenance staff. Mr. Berchem stated that snow removal in the Village has always been HOA’s responsibility but that HOA and the individual associations reached a “gentlemen’s agreement” according to which the associations removed snow from the areas adjacent to their buildings and billed HOA for doing so. He referred to a “snow map”

showing which areas the staffs of the various associations clear of snow and reiterated that Lowell's smaller staff can no longer continue to clear the snow from the townhouse mall. Ms. Goodwin stated that requiring HOA Maintenance to take on this task will create a problem because there are only four HOA staffers to man the three "bobcats" as well as shovel all the stairs and ramps in the Village, adding that temporary help is brought on when needed and that she will have to increase the budget for snow removal. Discussion ensued about the snow map and about the usual snow removal procedures. It was agreed that Lowell House staffers have been removing snow from the largest area, taking into account the townhouse mall. Ms. Goodwin stated that she will discuss the matter with the Maintenance workers' union, that there may be other sources of labor to assist with snow clearance, that the individual associations will be informed that they are responsible for clearing the property adjacent to their buildings, and that she will be working toward a seasonal contract for snow clearance, perhaps with Christy Webber. Discussion ensued. Ms. Goodwin stated that she will update the "snow map" and will arrange for townhouse mall snow removal.

Additional Business

There was no additional business to be discussed.

DIRECTORS-MANAGEMENT FORUM

There was no Directors-Management Forum at this meeting, and no Management Report.

RECESS TO EXECUTIVE SESSION

The meeting was recessed to Executive Session at 7:40 p.m.


RECONVENE TO OPEN SESSION

The meeting was reconvened to Open Session at 7:52 p.m. After discussion, ***Mr. Berchem moved to accept a deferred payment and lease termination request from account CS1073-0022-02, pending a signed agreement to terminate the lease and be fully moved out by February 28, 2022, with the proviso that if the agreement is not honored, the tenant will be responsible for the deferred amount, with the lease to be reinstated and full lease amounts restored and owed. Ms. Pauly seconded the motion, and it passed unanimously.***

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Connor, seconded by Ms. Schneider and unanimously approved, the meeting was adjourned at 7:53 p.m.

Respectfully submitted,


Secretary