

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
June 7, 2021**

The meeting was conducted by Zoom videoconference.

Present: Dianna Callahan – Association 1
 James Lothe – Association 1
 David Ruhland – Association 1
 Robert Connor – Association 2
 Diana Levin – Association 3
 Bruce Kaminsky – Eliot
 Jonathan Tshiamala – Eliot
 Beth Murphy – Faulkner
 John Berchem – Lowell
 Judy Barnes – Association 7
 Barbara Fiacchino – Association 7

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Melendez, Assistant Property Manager, and Marla Jackson, Regional Director, of FirstService Residential; and Mike Lamanna, General Manager, Sharon Staves, Director of Management Services, and Ruthee Garcia, Operations Manager, of Fitness Formula Clubs.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor called the meeting to order at 6:34 p.m. Ms. Goodwin called the roll and declared that a quorum was present. She then reviewed the agenda and added one item under "Action and Discussion Items": Dix Design Group Contract Approval.

ACTION AND DISCUSSION ITEMS

Pool Membership Form and Rules Approval

Ms. Goodwin stated that the Board was holding this special meeting in part to discuss approval of the pool membership form and rules, noting that FFC has provided two options having to do with COVID-19 vaccinations, and inviting the Board members to ask Ms. Staves or Mr. Lamanna about any concerns they might have regarding the options. Mr. Berchem spoke up in favor of the second option, which was that persons who were vaccinated would not be required to wear masks in the pool area, according to an honor system rather than requiring proof. Other Board members agreed. Ms. Goodwin directed the Board's attention to the "Option 2" Pool Application and Rules and invited questions and comments about them.

- Ms. Murphy suggested reinstating the Early Bird rate as a good-will gesture and as an incentive to sign up for the pool.
- Ms. Fiacchino objected to wording on the Pool Application referring to Fitness Formula Clubs. Ms. Staves responded that the language is included on the advice of FFC's attorneys and must be left in. Ms. Goodwin stated that HOA's attorney concurred.
- In response to a question from Ms. Goodwin, Ms. Staves stated that charging the normal rate rather than the Early Bird rate was done to minimize the net loss at the end of the season, noting that even with 100% participation, the Early Bird rate results in a loss to HOA of \$55,000.00 on average, but that the regular rate can result in a gain of \$26,000.00. Mr. Berchem stated that HOA will not realize a profit this year, but that the recreational facilities should be used as much as possible, not to make money but for the benefit of the residents, and that, even so, it is unwise to make the

membership a bargain. He also noted that numerous situations will likely arise – such as weather and number of pool members – that cannot be predicted at this time, and that he cannot encourage charging the Early Bird rate because HOA will lose money even at the regular rate.

- Ms. Slattery acknowledged that the Early Bird rate was a good idea in the past but that this year is different in that, while the pools are being opened later than usual, there has been significant demand that they indeed be opened, such that it is unlikely that there will be objections to charging the regular rate.

Ms. Goodwin pointed out that the pools will be kept open until October 3 – adding an extra weekend – rather than being closed on the usual closing date of September 30. She noted that a Pool Access and Activity Schedule has been devised that will accompany the application form, confirming with Ms. Staves that the times of the various activities are largely the same as they were last year. In response to a question from Ms. Fiacchino, Ms. Garcia stated that the reason that no water aerobics are scheduled for evenings is that the evening classes were poorly attended last year. Ms. Staves agreed that the matter can be revisited for the 2022 season, noting that holding evening classes adds to the cost of the pool. In response to a question from Ms. Barnes, Ms. Staves stated that the engaging an aerobics instructor can cost HOA up to \$65.00 per hour, or \$9,555.00 total per season based on 147 hours of classes. She added that it could be possible to switch some of the morning classes to the afternoon or the evening if the Board wishes. ***Mr. Berchem moved to approve the 2021 Sandburg Pool Season Pool Application and Rules form, Option 2, as presented. Ms. Fiacchino seconded the motion, and it passed unanimously.***

In response to a question from Ms. Fiacchino about staffing the pools, Ms. Staves stated that typically 16 guards are used and that at this point there are seven guards already engaged to make the pools ready, but that it might be necessary to open only one of the pools. She also stated that at this time she could not commit to opening the pools on July 4. Mr. Berchem thanked everyone from FFC for their efforts in making sure that at least one of the pools can be opened. In response to a question from Ms. Slattery, Ms. Goodwin stated that she will discuss with FFC when the cabanas can be opened, possibly in three weeks, and that cabana renters have already been notified and will be sent the forms that must be filled out, noting that the cabana rentals are handled by the HOA office, not by FFC.

Mr. Connor thanked Ms. Goodwin for her hard work with regard to the pools, including obtaining the necessary license, arranging for the pool inspectors' visit, checking the pump motors, and other tasks, to which the Board agreed. Ms. Goodwin acknowledged the assistance of FFC.

Ms. Goodwin and the Board thanked Ms. Staves, Mr. Lamanna and Ms. Garcia, and they left the meeting at 6:55 p.m.

Tennis Center/Courts Membership Form and Rules Approval

Ms. Goodwin noted that the opening date for the tennis courts depends on when the tennis court membrane project will be completed, that she believes that the project will be completed by the end of the week, after which three days are required for the membrane application to cure, and that she hopes to have the Maintenance staff prepare the Tennis Center next week. She noted that it might be possible to open the courts and Center sooner, and that once the Board approves the membership form, tennis players can register at the HOA Management Office. Discussion ensued about the appearance of the courts and how soon they might be ready. Discussion also ensued about some language on the application form and the 2021 Season Brochure. Mr. Ruhland pointed out that with Phase V scheduled to begin on June 11, many of the guidelines and cautions related to the COVID-19 pandemic included in the Tennis Center material will become moot, since the tennis courts will likely not be opened until

July 5. Ms. Murphy confirmed that Faulkner's special rules about passage through the building to the tennis courts during the pandemic will also no longer apply when Phase V begins. In response to a question from Ms. Murphy about staff coverage on the July 5 opening day, which will be a Federal holiday, Ms. Goodwin stated that Maintenance staff will be on duty. After discussion, the Board agreed that the season membership fee of \$120.00 per person will be charged as of July 5 and will drop to \$60.00 per person as of September 1. ***Ms. Barnes moved to approve the 2021 Sandburg Tennis Center/Courts Application and Waiver form and signage as amended. Mr. Kaminsky seconded the motion, and it passed unanimously.***

In response to a question from Ms. Slattery, Ms. Goodwin stated as of now, that pool membership registration can be completed either on line or in person at FFC, and that tennis membership registration can be completed by appointment at the HOA Management Office. Discussion ensued.

City of Chicago Shared-Cost Sidewalk Program – Additional Repairs Proposal

Ms. Goodwin explained the City's shared-cost sidewalk program, noting that Sandburg Village has taken part in it for the past three years and that some of the work scheduled for last year but not completed then is to be completed this year. She stated that the work this year will include the sidewalks along Clark, Goethe and LaSalle around the north end of the Eliot House block, beginning at the Eliot loading dock, turning left at Goethe and left again at LaSalle, and ending at the FFC entrance on LaSalle, for a total of 2,922 square feet of repairs. ***Mr. Berchem moved to approve the proposed expenditure of \$15,151.00 to repair the South Mall sidewalks through the City of Chicago Shared-Cost Sidewalk Program. Ms. Levin seconded the motion, and it passed unanimously.***

Dix Design Group Contract Approval

Ms. Goodwin reminded the Board that at its May meeting it approved Dix Design Group's plans for the Alcott Hospitality Room renovation, noting that the Board also approved increasing the budget for the project to \$100,000.00, and that the Dix Design Group's contract for the work at a cost of \$76,000.00 is currently being reviewed by HOA's legal counsel. ***Ms. Slattery moved to approve the AIA contract document submitted by Dix Design Group for the Alcott Hospitality Room remodeling design in an amount not to exceed \$80,000.00, pending final approval of the contract by HOA's legal counsel. Mr. Connor seconded the motion, and it passed unanimously.***

In response to a question from Ms. Fiacchino about resuming in-person meetings, Ms. Goodwin stated that she would discuss the matter with Ms. Jackson, and Ms. Slattery suggested polling the Board members to determine if they are willing to meet in person. Mr. Connor stated that this would probably not happen until after Labor Day.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Connor, seconded by Mr. Berchem and unanimously approved, the meeting was adjourned at 7:21 p.m.

Respectfully submitted,


Secretary