

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
August 29, 2023**

The meeting was conducted by Zoom videoconference.

Present: Andrew Baglini – Association 1
Jim Lothe – Association 1
David Ruhland – Association 1
Sarah O'Neil – Association 2
Mary Schneider – Association 2
Diana Levin – Association 3
Betsy Morgan – Association 3 (joined meeting at 5:50 p.m.)
Bruce Kaminsky – Eliot
Beth Murphy – Faulkner
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7
Nancy Slattery – Association 7

Also present were Kiyah Larkins, Regional Director, and Melissa Goodwin, HOA Property Manager, of FirstService Residential. Barbara A. Roberts acted as minute taker.

CALL TO ORDER and AGENDA REVIEW

Ms. Goodwin called the meeting to order at 5:35 p.m. Ms. Goodwin called the roll and declared that a quorum was present. She introduced Kiyah Larkins, Regional Director, of FirstService Residential.

ACTION AND DISCUSSION ITEMS

Village Fence – Additional Welding and Repairs

Ms. Goodwin explained that after grinding some of the fencing behind James House and along LaSalle Street south toward FFC, it was found that some of the areas were in worse condition than was revealed during the initial walk-through, partly as a result of dogs relieving themselves on the fencing as well as snow and salt, such that welding repairs are required and some posts must be replaced. She stated that the grand total of the expense will be \$15,165.00, much below amounts that were budgeted for such fence work. ***Ms. Slattery moved to accept the charge for proposed Village fence welding and repairs in additional areas by Inside-Out Painting, Construction and Roofing in the amount of \$15,165.00. Mr. Ruhland seconded the motion, and it passed unanimously.***

North Pool Pumps Replacement

Ms. Goodwin stated that she has met with an additional pool vendor who is willing to work in the city and has requested a proposal from the vendor. She also stated that the work can be done in the fall or winter of this year, or the spring of next year. Discussion ensued.

The Village Barber, Unit 101D Lease Renewal

Ms. Goodwin presented the terms of the current six-month lease with Tony Nudo, the Village Barber, which expires on October 31, 2023, noting that he wants another six-month lease. She stated that her recommendation, as well as that of legal counsel, is to agree to his request on the same terms but with a rent increase of three percent, \$15.31, to \$525.95 per month. After discussion, ***Ms. Fiacchino moved to accept the request for a proposed six-month lease renewal for the Village Barber as lessee from November 1, 2023, through May 31, 2024, with a three percent rent increase. Ms. Schneider seconded the motion, and it passed unanimously.***

Nails By Liz, Unit 102A Lease Renewal

Ms. Goodwin stated that the request from Ms. Elizabeth Sima, the owner of Nails By Liz, was discussed at a previous Board meeting and that she has countered with a request for an additional one month's rent abatement. She referred to Ms. Sima's reasoning and the HOA attorney's opinion, which is that the additional request is reasonable, as well as Management's responses to Ms. Sima's reasons as to why she should be given the additional abatement. Ms. Goodwin stated that she has not responded to Ms. Sima's requests because HOA's attorney has advised her to present the matter to the HOA Board of Directors first, and she added that she has documented every one of Ms. Sima's demands and her response to each, presented to the Board. Ms. Goodwin noted that the Board approved several items in Ms. Sima's counter-offer, including agreeing to a one-month rent abatement as long as she uses the funds for the cosmetic changes to her leased space that she asked HOA to pay for. Discussion ensued.

Mr. Ruhland moved that HOA provide an additional abatement in the amount of one month's rent to Elizabeth Sima, the owner of Nails By Liz, for the purpose of maintaining tenant relations, with the proviso that the payment does not represent any acceptance of liability for leaks as alleged by Ms. Sima. Ms. Schneider seconded the motion, and it passed, with Ms. Fiacchino and Mr. Kaminsky opposed and Ms. Johnson abstaining.

Tennis/Pickleball Court Restripping

Ms. Goodwin stated that there has been an increase in membership for both tennis and pickleball, noting that many members wish to play both tennis and pickleball, and that there have been requests to add another pickleball court, as the current court is lined for only one net. She stated that the entire court can be restriped to add two nets, for two pickleball courts on one tennis court, such that courts 1 through 3 would remain as tennis courts, and court 4 would be striped for two pickleball courts. Ms. Goodwin added that the vendors who would perform the restriping will not be available until October or November, so the restriping will take place next season, and that she has received one bid from MTJ Sports for the restriping in the amount of \$12,500.00. She stated that given more time, she can have the other two vendors visit the site and provide proposals so the courts can be planned and budgeted for next season. Discussion ensued. The Board agreed that other estimates should be sought. Further discussion ensued about the proposed configuration of the courts, and about the increasing popularity of pickleball. Ms. Goodwin agreed to obtain two more bids, present the three bids to the Board for approval before the end of the year, and include the price in the capital reserve budget for projects.

FFC Management Contract

Ms. Goodwin explained that she wishes to inform FFC that HOA will review and counter FFC's pool management agreement by September or October, noting that not having a contract for next year makes budgeting difficult. Mr. Ruhland stated that the Pool Committee has developed recommended edits to the most recent version of the pool management agreement which he would like to bring before the Board in closed session at its September meeting. Ms. Goodwin noted that she has read the recommendations and feels that the Board would agree with them, and that the matter should be raised at the September Board meeting in both closed and then open session. Mr. Ruhland explained that while the Pool Committee does not wish to dismiss FFC, it would like the HOA Board to be in a position to have more than one potential vendor, but that it recommends that the HOA Board move ahead with the term of the proposed pool management agreement, with some amendments that would benefit Village residents that it would like to present as a counter-proposal. Ms. Goodwin stated that she will inform FFC that the HOA Board will be conducting a thorough review of the agreement with the aim of making a decision at its September meeting. Discussion ensued.

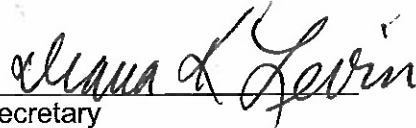
Ms. Fiacchino asked if the HOA Board will ever again meet in person. Ms. Goodwin responded that it is up to the HOA Board to decide that. Discussion ensued about occasional in-person meetings, and Ms. Goodwin agreed to add the matter to the September HOA Board meeting agenda under Additional Business.

Ms. O'Neil mentioned a face-to-face meeting on September 7 with the 18th District police commander at District headquarters.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Ruhland, seconded by Mr. Baglini and unanimously approved, the meeting was adjourned at 6:26 p.m.

Respectfully submitted,


Secretary
