

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 26, 2023**

The meeting was conducted by Zoom videoconference.

Present: Andrew Baglini – Association 1
James Lothe – Association 1
David Ruhland – Association 1
Robert Connor – Association 2
Sarah O’Neil – Association 2
Mary Schneider – Association 2
Diana Levin – Association 3
Bruce Kaminsky – Eliot
Beth Murphy – Faulkner
John Berchem – Lowell
Louise Pauly – Lowell
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7
Nancy Slattery – Association 7

Also present were Melissa Goodwin, HOA Property Manager, Tahalia Melendez, Administrative Assistant, and Isela Morris, Regional Director, of FirstService Residential; Randy Greenberg and Eric Mirabella, Eliot House Board members; and Paul Gaudette of Wiss Janney Elstner. Barbara A. Roberts acted as minute taker.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor called the meeting to order at 6:31 p.m. Ms. Goodwin called the roll and declared that a quorum was present.

UNIT OWNER QUESTIONS AND COMMENTS

Barbara Fiacchino commented that the branches in the James House entrance floral arrangements tend to be blown around by the wind. Ms. Goodwin stated that she will remind the staffers who water the pots that they should straighten up the branches every day.

APPROVAL OF MINUTES

Ms. Levin asked if there were any additions or corrections to the minutes of the regular Board meeting held on March 22, 2023. There being none, ***Ms. Levin moved to approve the minutes of the regular HOA Board of Directors meeting held on March 22, 2023, as presented. Mr. Kaminsky seconded the motion, and it passed unanimously.***

Ms. Levin moved to approve the minutes of the special HOA Board of Directors meeting held on March 31, 2023, as presented. David Ruhland seconded the motion, and it passed, with Andrew Baglini and James Lothe abstaining.

Ms. Levin moved to approve the minutes of the special HOA Board of Directors meeting held on April 11, 2023, as presented. Marcie Johnson seconded the motion, and it passed unanimously.

PRESIDENT'S REPORT

Mr. Connor added one item under "Additional Business": a discussion about FFC regarding the years that the new contract would run, and the fee increase.

FINANCIAL REPORT

Ms. Goodwin reported that the financial statements for March were received late, that when Mr. Berchem creates his summary, it will be distributed to the Board, and that anyone who then has questions about the summary should call or email her so that she can answer them. Mr. Berchem stated that HOA is in a good financial position, and that the summary will be distributed after this meeting.

ACTION AND DISCUSSION ITEMS

2023 Village Capital Projects Update

Paul Gaudette of Wiss Janney Elstner reported on the following:

- South Mall: WJE met with the contractor, Zera Construction, regarding the louvers for the pool equipment heater room, which is on the pool deck just west of the pool. Installation will begin as soon as the louvers are delivered next week or shortly thereafter, and will have no effect on the pool because it will take place on the LaSalle Street masonry wall.
- North Mall: The louvers for the North Pool equipment heater room will be installed at the same time that the South Pool louvers are being installed, with no effect on the pool.
- AB Mall:
 - Driveway repair work: Ms. Goodwin, a representative from Zera and I walked the AB Mall and driveways and devised a new logistics plan, which will be coordinated with AB association management.
 - 1455 North Sandburg Terrace Unit 102B: The build-out is ongoing. Ms. Goodwin added that she awaits some information from Dr. Shah's designer and contractor, noting that there has been an issue with the permits involving the plumbers who will perform the plumbing installation and who are awaiting a response from the City, which is expected by Friday, April 28.
- CD Mall:
 - Driveway repair work: Updated proposals will be provided based on a walk-through by Ms. Goodwin, a representative from Zera and me, to be discussed and voted on at the May HOA Board meeting. Ms. Goodwin added that the concrete work can then begin in mid-June.
- North Mall:
 - Germania Place expansion joint: WJE met with BACR – Bulley & Andrews Concrete Restoration – last week and determined that work on the expansion joint will begin after the façade repair work on the James House east elevation is completed. The expansion joint is at the top of the ADA ramp at the southeast corner of James House.
 - BACR will also make repairs to small areas on the membrane as needed, because the firm has the warranty on the membrane. This will not affect the North Pool opening date.

The Board thanked Mr. Gaudette, and he left the meeting at 6:44 p.m.

Eliot House Request: Security Cameras and Lighting, and Canopy Signage

Ms. Goodwin introduced Eric Mirabella and Randy Greenberg, members of the Eliot House Board of Directors. Mr. Greenberg commented on concerns about safety in Sandburg Village in general and in the

area around Eliot House in particular, especially at night, noting that the lawn and sidewalk on the Clark Street side of Eliot House are very dark at night, especially when the trees on the property are fully leafed out, and that there have been several unfortunate incidents in the area. He referred to the camera project of the Chicago Office of Emergency Management and Communication, to the work of neighborhood activist Mel Jones, and to Chicago police Sergeant Christopher Schenk, stating that Officer Schenk has advised that the Eliot House lawn area should be equipped with cameras and with the lighting that would be needed in order for the cameras to be functional as well as to provide light in the general area. Mr. Greenberg then introduced Eric Mirabella, who stated that he is an electrical engineer and lighting expert who works closely with the Chicago Transit Authority. Mr. Mirabella provided details about the two cameras and the lighting that he suggests could be attached to the east side of the Eliot House building, noting that the suggested lighting fixtures could be used elsewhere in the Village. Mr. Greenberg added that the special OEMC-compatible cameras could also be used throughout the Village.

In response to Ms. Goodwin's reference to the "Exterior Security Project Cost Summary" for Eliot House provided in the Board packet, Mr. Greenberg stated that the Eliot Board would appreciate whatever the HOA Board would be willing to pay toward the cost of the proposed cameras and lighting. Ms. Goodwin noted that while HOA has not paid for lights on other Sandburg Village associations' buildings, HOA has paid for adding LED lighting in the Schiller Mall landscaping, which also tends to be very dark, but that David Kaplan, the Eliot House Property Manager, has indicated that what Eliot is proposing is not landscape lighting. Discussion ensued about HOA setting a precedent by helping to pay for Eliot's cameras and lights, about installing cameras in the malls, about other ways of heightening security in the entire Village, about how lighting has been proven to be an effective way to deter crime and that increasing lighting in the public way contributes to everyone's safety, about HOA funding the installation of OEMC-compatible cameras in the entire Village, and about launching a broader assessment of security in the Village and the surrounding area. Mr. Berchem pointed out that other Village associations have dealt with their security and lighting matters themselves and have paid for them, and that what Eliot proposes is not a HOA responsibility. Further discussion ensued. ***Mr. Kaminsky moved to approve splitting the cost of only the proposed exterior security lighting on Eliot House property between Sandburg Village HOA and Eliot House, in the amount of \$4,600.00 charged to HOA. Ms. Murphy seconded the motion, and it failed, with four in favor and ten opposed.***

In response to a question from Mr. Greenberg, Ms. Goodwin confirmed that additions to the exterior of a Village building must be approved by HOA. ***Mr. Ruhland moved to approve the installation of the proposed exterior security lighting on Eliot House as presented. Ms. Schneider seconded the motion, and it passed unanimously.***

Mr. Mirabella presented Eliot's request for approval of two front entry canopy clearance warning signs, noting that on two occasions delivery trucks have damaged the canopy. ***Mr. Ruhland moved to approve the proposed height clearance signage on the Eliot House front canopy, as presented. Mr. Kaminsky seconded the motion, and it passed, with 13 in favor and one opposed.***

After discussion, ***Mr. Kaminsky moved to approve the installation of OEMC-compatible cameras on Eliot House as presented, at its own expense, with the proviso that if HOA installs OEMC-compatible cameras throughout Sandburg Village in the future, Eliot House will be reimbursed for the cost of its cameras. Ms. O'Neil seconded the motion. After discussion, the motion passed, with ten in favor and four opposed.***

Master Association Resale Disclosure Form

Ms. Goodwin stated that the only change that appears on this form each month is the HOA Reserve Fund balance, and that the form is very rarely requested during the process of a unit sale. ***Ms.***

Schneider moved to approve the Master Association Resale Disclosure Form, pursuant to 765 Illinois Compiled Statutes 605/18.5, as presented. Ms. Slattery seconded the motion, and it passed unanimously.

2023 Shared Cost Sidewalk Program Approval

Ms. Goodwin stated that HOA is currently engaged in the 2022 sidewalk work in the area around the North Mall, which is expected to be completed by the end of the week. After discussion, Ms. Goodwin directed the Board's attention to the survey diagram depicting the areas where sidewalks will be repaired in 2023 and described the process that is followed each year regarding which areas are addressed. She then described the area that will be worked on this year, noting that this program began in Sandburg Village in 2019, that HOA has been accepted into the program every year for five years, and that the work performed for 2023 will complete the sidewalk repairs for the entire 16-acre Village. After discussion, ***Ms. Slattery moved to approve the expense in the amount of \$12,963.50 to replace the sidewalk section stated on the City of Chicago Shared Cost Sidewalk Program survey on the east side of Clark Street and on Burton Place along Faulkner House and the areas along Clark Street west of Lowell House. Ms. Johnson seconded the motion, and it passed unanimously.***

Additional Business

Ms. Goodwin stated that she has posed some questions to FFC concerning the new contract terms and expects a response tomorrow, after which she will discuss matters with HOA's legal counsel and present a recommendation to the Board before May 31, in order to ensure service for 2024. She added that if she has the information she needs before May 17, the date of the next HOA Board meeting, she might have to call a special meeting of the Board.

DIRECTORS-MANAGEMENT FORUM

In response to a question from Ms. Fiacchino, Ms. Goodwin stated that the order for the Eliot Hospitality Room furniture has been placed, and that she expects delivery by the end of next week. Regarding the matter of security in the Village, Ms. Goodwin stated that she attended a meeting of the Gold Coast Neighborhood Association today that included discussions with a police commander and Officer Schenk regarding security in the neighborhood and that she is in regular contact with all the individual association property managers as well. Discussion ensued about how security matters in the neighborhood, including the Gold Coast, are being addressed, and the need for HOA to take responsibility for security on Sandburg Village property, possibly with the assistance of experts, rather than depending entirely on the city and the alderman.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Mr. Ruhland, seconded by Ms. Slattery and unanimously approved, the meeting was adjourned at 8:09 p.m.

Respectfully submitted,


Secretary