

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
August 3, 2004**

A meeting of the Board of Directors of the Villas of South Commons Condominium Association, Deerfield, Illinois was called to order by the President at 7:09 p.m. in the Deerfield Public Library meeting room.

Board Members Present

President	Jacob Rosenfeld
Vice President	Stewart Cook
Secretary	Kelly Frumentino
Treasurer	David Arenberg, CPA

Also present - Edy Klein, Chicagoland Management, and Gene and Ruth McClure, 488 South Commons Court.

Approval of Minutes of February 24, 2004

A motion was made by Mr. Rosenfeld to approve the February 24, 2004 Board Meeting minutes. The motion was seconded by Mr. Cook and unanimously adopted.

Reading of Correspondence by Secretary - There was no correspondence to be read by the Secretary.

Board Actions Taken Between Meetings

Took up damaged sod between buildings and bark mulch was laid down. Seal coating was approved and completed. A new directory went out. The Board came up with a letter on the satellite policy and letters went out to all violators. Spraying for bugs was done.

Additional weed spray was applied along the fence line parallel with the railroad tracks for \$204; turf was removed and mulch put down where the turf had been killed from dog urine for \$1,007.50; turf areas damaged by high traffic use were reseeded for \$202.50.

Financial Report - Following is the financial report as of June 30, 2004:

Balance as of 6/1/04		\$ 31,925.43
Receipts		<u>7,846.09</u>
		\$ 39,771.52
Disbursements:		
Vendors	\$20,464.44	
Bank Transfer	<u>816.00</u>	<u>21,280.44</u>
Ending Balance 6/30/04		\$ 18,491.08
Reserve Balances:		
Morgan Stanley		<u>87,562.94</u>
Total Cash and Reserves		<u>\$106,054.02</u>

Treasurer's Report - Mr. Arenberg stated that the Association had a number of big expenses in excess of what was paid last year. Seal coating was \$8,000 more than was budgeted. However,

the Association should be on track at the end of the year. All assessments are not being collected. Budget expenses for the year are roughly \$32,000. There is a concern - exterminating for wasps in common areas. Have received a couple of quotes with regard to the reserve study. This item should be added to the budget. A letter has been sent to one of the late payers suggesting the direct deposit system which would alleviate the problem. If the owner does not become current, it will be turned over to our attorneys.

Management Company Report

Service Building Maintenance - The Board was given a proposal for exterior maintenance prompted by reports of leaking water into units primarily through joints near the windows. A proposal to clean the gutters was also given to the Board. This was prompted by reports from homeowners of overflowing gutters. Several companies have been contacted for proposals on painting trim and wood areas that need maintenance. Mr. Ecker who did the original work was also contacted but declined the work.

Phone Directory - The new 2004-05 phone directory was distributed to all owners the week of July 26.

Maintenance by Compressors - Fiore people will pay additional attention, during their weekly maintenance, to the areas around the compressors. Grass along the fence line was not being trimmed. It has now been done.

Aerators - Both aerators are now in good working order due to Basic Irrigation maintenance. The units will be drained in fall before storage.

Seal coating - The pavement seal coating (two coats were put down) was completed in early June.

Satellite Dishes - The satellite dish form was sent to all owners with a copy of the minutes of the last Board meeting. A copy has also been sent to all new owners who have moved in since the May meeting along with the light bulb policy.

Insurance Quotes - Quotes are being obtained from Allstate, Nationwide and Premier Risk Services (the current vendor) for renewal of the condo policy in October, 2004.

Leaks - A water spot was reported by the home inspector in the northeast corner of the great room at 530 Becker pending the sale of the unit. The alleged spot was inspected by the Property Manager and Adams Roofing who indicated that there was no evidence of any water spot on the ceiling or walls during the inspection. A water leak in the rear second bedroom at 484 Sloan was reported. Upon inspection by Adams Roofing, it appeared to be a crack in the caulk above the window. The homeowner was advised to caulk the inside of the window and Adams Roofing checked the outside of the window to insure a tight seal.

Exterminating - Campbell Pest Control came out after numerous calls from homeowners regarding a millipede infestation. The property will be sprayed twice in the control effort.

Light Bulbs/Sensors - Notifications of non-working bulbs and sensors have been going out to owners on a semi-monthly basis after notification from the Board and fines that are appropriate.

Exterior Paint Estimates - Estimates are being obtained on having exterior and trim paint work done.

Late Charges - The report indicates owners who have been assessed late fees every month. The Board was asked for their opinion.

Sales - Unit 504 was sold to Vorrias on July 9 for \$395,000; Unit 481 was sold to Stein on July 14 for \$404,000. There is a contract pending on Unit 544 for \$402,500. Units 466 and 480 are for sale.

President's Report

The President believes that the community is in good shape at the moment. Landscaping is being handled properly. Light bulbs seem to be under control. Other than a few typical maintenance items in the next few months, he believes that the Association seems to be running in an appropriate manner. Gutter cleaning needs to be addressed and added to the budget. He asked the property manager to get one or two more quotes on gutter cleaning and get another more detailed quote on caulking and masonry repair.

Committee Reports - There were no reports presented.

Old Business - There was no old business to discuss.

New Business - A report needs to be prepared on pending quotes, satellite issues and the late payment of assessments and presented at the next Board meeting.

Next Board Meeting - The next meeting of the Board was proposed for October 19, 2004 with the date to be confirmed.

The meeting was adjourned at 7:40p.m.

Respectfully submitted,
Kelly Frumentino, Secretary
Ann Turner, Recording Secretary