

**Minutes of Meeting
Annual Meeting of Owners
Villas of South Commons Condominium Association
June 6, 2005**

A meeting of the Owners of the Villas of South Commons, Deerfield, Illinois was called to order by the President at 7:09 p.m. in the Deerfield Public Library meeting room with the following officers present: Jacob Rosenfeld, President; Stewart Cook, Vice President; Kelly Frumentino, Secretary and David Arenberg, Treasurer.

Also present were Isela Gaspar, Chicagoland Management.

The Property Manager indicated that a quorum of owners was present. The present Board members were introduced.

Approval of Minutes of the 2004 Annual Meeting

A motion was made by Mr. Rosenfeld, seconded by Mr. Stewart and unanimously adopted to approve the minutes of the 2004 Annual Meeting.

Nominations

There are three open positions on the Board. Mr. Rosenfeld and Mr. Arenberg have indicated their desire to be reelected. The audience were asked if there were any nominations. Ms. Julie Sorenson, 524 South Commons Court, was nominated. Ms. Sorenson indicated that she is very interested in the community, the value of the Villas property; she has been here for three and a half years and plans to stay; and wants to be part of the community. She worked for The Boeing company for twenty years and IBM for seven years. She is originally from Seattle.

Balloting Procedures

The Property Manager explained the balloting procedure. There are three positions open. The terms of two members of the Board have expired. All members of the Board serve for a two-year period. One of the positions being filled is for a Board member who resigned last year. The ballots were then picked up from members of the audience. After a calculation, it was announced that Mr. Rosenfeld, Mr. Arenberg and Ms. Sorenson have been elected to the Board through 2007.

Comments from the Owners

Questions were taken from the audience. They covered the following items:

- 1) Painting of the mail boxes and the cost - one owner mentioned that "Angie's List.com" on the internet should be checked for the names of vendors, as well as comments from people who have used these vendors about how they were or were not satisfied.
- 2) Real estate taxes - one owner asked why the taxes were lowered. The reasons given were because of the train; also because the Assessor used the wrong neighborhood in valuing the property.
- 3) Window washing - this is the responsibility of the owner.

- 4) The driveway by the pond - some type of lighting is needed, perhaps some landscaping lighting.
- 5) Landscaping by the pond and other areas - it was stated that all three associations share the cost for landscaping of the common areas.
- 6) Landscaping issues - an owner asked whether Rocco Fiore is responsible for the replacement of a dead bush by 548 South Commons Court. The answer given was "no". Another question was whether owners can plant flowers near their units and the answer is "yes".
- 7) Directory - a new directory will be published the first of July for all three associations.
- 8) Railings - bids have been obtained to be reviewed by the Board.
- 9) Exterior Paint/Touch-Up Work - once the reserve study has been completed, all pending items will be reviewed by the Board.
- 10) Gutter Cleaning - some of the overflow was caused by debris in the gutters from construction work. A bid has been submitted by Rocco Fiore.
- 11) Snow Removal - this was discussed by the audience and the Board.
- 12) Garbage Pick-up - when a holiday occurs during a week, all residents should be sure to hold their garbage until the next day.

Upon a motion made by Mr. Rosenfeld and seconded by Mr. Arenberg, the meeting was adjourned at 7:57 p.m.

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