

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
August 11, 2005**

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 7:08 p.m. in the Deerfield Public Library meeting room.

Board Members Present

President Jacob Rosenfeld
Vice President Stewart Cook
Treasurer Julie Sorenson
Secretary Kelly Frumentino

Board Members Absent

Also present were units 488; 550; 493; 484; and 502. A unit owner requested signage to be installed regarding traffic violations; i.e. speeding, caution. Wasps were also reported to be a problem.

Approval of March 31, 2005 Minutes

A motion was made by Mr. Rosenfeld to approve the March 31, 2005 Board Meeting minutes. The motion was seconded by Mr. Cook and unanimously adopted.

Reading of Correspondence by Secretary

– The following owners wrote letters to the Board. A request was submitted by unit 515 for installation of a satellite dish; units 530 & 540 requested additional flower plantings, grass and the cleaning of gutters/downspouts; 535 submitted a scope of work and certificate of insurance from her contractor for flooring work to be done in the unit.

Financial Report - Following are financial reports for the periods ended March 31 thru June 31, 2005.

	March, 2005	April, 2005	May, 2005	June, 2005
Balance at beginning of month	\$ 16,830.39	\$ 19,762.05	\$ 12,789.07	\$ 12,167.89
Receipts	<u>9,318.09</u>	<u>7,151.73</u>	<u>7,271.16</u>	<u>7,514.31</u>
	26,148.48	26,913.78	20,060.23	19,682.20
Disbursements:				
Vendors	5,544.93	13,283.21	7,050.84	5,872.26
Bank Transfer	<u>841.50</u>	<u>841.50</u>	<u>841.50</u>	<u>841.50</u>
Total Disbursements	<u>6,386.43</u>	<u>14,124.71</u>	<u>7,892.34</u>	<u>6,713.76</u>
Balance at end of month	19,762.05	12,789.07	12,167.89	12,968.44
Reserve - Morgan Stanley	<u>105,278.49</u>	<u>107,531.83</u>	<u>109,642.08</u>	<u>111,754.09</u>
Total Cash and Reserves	<u>\$125,040.54</u>	<u>\$120,320.90</u>	<u>\$121,809.97</u>	<u>\$124,722.53</u>

Board Actions Between Meetings

Mr. Dave Arenberg has resigned from the Board as of July 1, 2005.

The Board approved the painting of the front doors and mailboxes; painting will commence as soon as weather permits. Reserve Advisors has been contracted to complete a Reserve Study for the Association. Canyon Construction was approved to resurface the front steps of various units.

Management Report

Landscaping – Rocco Fiore has submitted a proposal for various common area plantings as well as core turf aeration. A Board decision is requested. Management approved emergency irrigation bags to be affixed to trees suffering from the drought, 35 bags have been purchased by the association in the amount of \$647.50.

Window Washing – Management has coordinated window washing for residents that have elected the service on Monday, August 15, 2005.

Gutter Cleaning – Service Building Maintenance will be on site Monday, August 15, 2005 to clear debris from selected gutters in need.

Light Bulbs/Sensors - The required reminder letters to unit owners have been sent out by Management. One unit owner was billed for a replacement bulb.

Delinquent Assessment - A notice was sent to a unit owner who is delinquent in payment of the assessment.

President's Report- Mr. Rosenfeld made a motion to approve the aeration at a cost not to exceed \$1,958.00. Mr. Cook seconded, unanimously adopted. Mr. Rosenfeld also acknowledged the residents requests regarding landscaping enhancements around the garages and empty spaces. The Board of Managers is soliciting proposals.

Committee Reports - No reports were presented.

Old Business - There was no old business to discuss.

Next Board Meeting - The Board will determine when the next meeting will be held and a notice will be sent to all owners.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,
Secretary Kelly Frumentino
Ann Turner, Recording Secretary