

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
December 8, 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 7:12 p.m. in the Deerfield Public Library meeting room.

Board Members Present

Jacob Rosenfeld, President

Stuart Cook, Vice President

Kelly Frumentino, Secretary

Also present was Debbie Riley, Recording Secretary.

Approval of Minutes of November 3, 2005

A motion was made by Mr. Rosenfeld to approve the minutes of November 3, 2005. The motion was seconded by Mr. Cook and unanimously adopted.

Reading of Correspondence – There was no correspondence to be read.

Board Actions Taken Between Meetings – There were no Board actions taken.

Financial Report – There was no financial report.

Approval of Budget – Jacob Rosenfeld made a motion to approve the 2006 budget and Stuart Cook seconded the motion. It was unanimously approved.

Management Company Report - No Management Report was presented.

President's Report

Painting of Doors: The painting of the doors has been completed except for two residents no home at the time. The Company will complete this in the near future along with touch ups to be done.

Reserve Study: Isela Gaspar and Jacob Rosenfeld met with the Reserve Study Advisors. A preliminary report is promised by early New Year and will be reviewed as a group or individually immediately when received.

Landscaping and Management Contracts: Both contracts have been approved and signed.

Committee Reports – There were no committee reports discussed.

Old Business – There was no old business.

New Business – There was no new business.

Next Meeting of Board – The next meeting of the Board is to be scheduled.

The meeting was adjourned at 7:17 p.m.

Respectfully submitted,

Kelly Frumentino, Secretary

Deborah Riley, Recording Secretary--