

**Minutes of Meeting  
Board of Directors  
Villas of South Commons Condominium Association  
February 16, 2006**

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

Jacob Rosenfeld, President  
Stuart Cook, Vice President  
Kelly Frumentino, Secretary  
Julie Sorenson, Treasurer

Guests Present:

Gene McClure  
Ruth McClure

Also present was Isela Gaspar of Chicagoland Management and Debbie Riley, Recording Secretary.

**Approval of Minutes of December 8, 2005**

A motion was made by Mr. Cook to approve the minutes of December 8, 2005. The motion was seconded by Mr. Rosenfeld and unanimously adopted.

**Reading of Correspondence** – A letter was read from Resident, Denise Somber stating that Rocco Fiore reimbursed her in the amount of \$30 for an ornament the landscaper mistakenly broke.

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

**Financial Report** –

January 16, 2006 Operating Balance:	\$110,110.46
Reserve Fund Balance	\$104,000.00

**Management Company Report**

**Landscaping:** Rocco Fiore has submitted a proposal for winter pruning in the amount of \$1,467.00. Pruning is necessary for the growth of the shrubs and ornaments. Board decision requested.

Mr. Rosenfeld motioned to accept the proposal and Ms. Sorenson 2<sup>nd</sup> the motion. It was unanimously approved.

**Insurance:** Liberty Mutual has submitted a renewal for Workers Comp in the amount of \$758.00. No increase from last year. Board decision requested.

Mr. Rosenfeld motioned to accept the renewal and Mr. Cook 2<sup>nd</sup> the motion. It was unanimously approved.

**Financial Compilation:** Frost, Rутtenberg & Rothblatt have submitted a proposal for the compilation of the 2005 financial statements of the Villas of South Commons Condominium Association in the amount of \$800.00-\$1,000.00. Board decision requested.

Mr. Rosenfeld motioned to accept the proposal and Ms. Frumentino 2<sup>nd</sup> the motion. It was unanimously approved.

**Masonry:** Management received a call from unit 486 regarding a window leak. Apex Construction caulked the exterior windows where they meet the brick. Architectural restoration specialist Riggio Boron assessed the property for various issues in October 2005. Keith Boron found all window and door perimeters in need of caulking where they meet the brick. Board decision requested.

**Snow Removal:** Rocco Fiore has submitted invoicing for the 2005-2006 snow removal season. The total money spent to date is \$7,679.00 for two snow fall occurrences.

**Roofing:** B.T. Lakeside Roofing completed the Board approved misc. roof repairs in November 2005 in the amount of \$4,040.00.

**Exterior Painting:** Apex Construction painted the front doors in November of 2005. Apex was not able to complete a couple of doors due to weather and scheduling. Apex will complete the remaining doors in spring of 2006.

**Reserve Study:** Reserve Advisors has stated the Reserve Study will be received by the end of February 2006.

**Light Bulbs/Sensors:** Management has sent out the required reminder letters to unit owners.

**Delinquencies:** Management has sent a delinquency notice to a unit owner.

### **President's Report**

Mr. Rosenfeld discussed the five major repair issues that the Association is facing in the very near future: the Fence, Window Caulking, Painting, Landscaping Repairs and Landscaping Improvements.

It was decided after much discussion that bids for all projects would be obtained and scenarios would be done for the next meeting's discussion based on the Reserve Study.

Isela Gaspar also brought to Mr. Rosenfeld's attention once more that the fence is the responsibility of all three Associations of South Commons.

**Committee Reports** – There were no committee reports discussed.

**Old Business** – There was discussion of where the plowed snow is pushed and that markers are to be placed near downspouts and other areas where excess snow could cause water damage and backup.

There was once again discussion about the possibility of using surveillance cameras to monitor the pond and surrounding area for vandalism. The South Commons Condominium Association has decided against spending the excessive cost of \$14,000.00 to monitor this area.

**New Business** – Resident Gene McClure who was present requested that Rocco Fiore be requested to prune evergreens surrounding patios in terms of size management.

**Next Meeting of Board** – The next meeting of the Board will be scheduled in April.

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,  
Kelly Frumentino, Secretary  
Deborah Riley, Recording Secretary--