

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
April 24, 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 7:10 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:

Mr. & Mrs. McClure
Mr. & Mrs. Erickson

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

Approval of Minutes of February 16, 2006

A motion was made by Mr. Cook to approve the minutes of February 16, 2006. The motion was seconded by Mr. Rosenfeld and unanimously adopted.

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

Board Actions Taken Between Meetings – The property manager and Board have begun to obtain bids for necessary repairs.

Financial Report –

March 1, 2006 Operating Balance:		\$111,793.00
Operating Balance as of March 1, 2006	\$ 4,654.19	
Ending Balance as of March 31, 2006	\$ 7,452.42	
Reserve Fund Balance		\$119,245.97

Management Company Report

Painting & Caulking – ARO Services has submitted a proposal for painting and caulking of all twelve buildings for a total amount of \$59,900.00 with a five year warranty. Apex Construction & Euromaster will have proposals to Isela by Monday evening April 24, 2006. Original proposal for caulking submitted by Riggio Boron was reviewed.

Sealcoating - Highland Sealcoating held the November 2005 pricing for sealing the drives. Upon inspection of the roadways, there are areas that must be filled with hot pour, please see the attached addendum, the total amount of sealing is \$8,831.00

Fence Repair - All American Fence has not yet advised Isela when a proposal will be sent. Champion Fence has mailed a proposal to Isela and Apex will have theirs on Monday.

Window Washing - Isela is soliciting bids for residents who wish to have their windows cleaned. As soon as information becomes available, it will be forwarded to the Board of Managers.

Irrigation - The irrigation system will be turned on weather permitting in the next two to three weeks.

Snow Removal - The total amount of monies paid for snow removal (December 2005 – February 2006) is \$9,656.00.

Insurance - The Directors & Officers Liability premium has been paid in the amount of \$650.00.

Landscaping - Rocco Fiore has completed winter pruning.

Reserve Study - The Reserve Study draft has been received.

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

Painting & Caulking - No decision has been made as of yet. The Board is waiting for one more bid before selecting a contractor. Per the recommendation of a unit owner, The Board will also solicit bids which include both painting and caulking together.

Sealcoating - Ms. Sorenson motioned to accept the bid with the added addendum of \$975.00 for sealcoating. Mr. Cook seconded the motion and it was unanimously approved.

Fence Repair – The Board thinks it will keep the wood fence as is, and repair it as needed. The original contractor who installed the fence believes that a total replacement of the fence would cost in excess of \$100,000.00.

Major Capital Repairs – The Board will be discussing the needed major capital repairs in the next two weeks in order to determine which are most urgent.

Committee Reports – There were no committee reports discussed.

Old Business – There was no old business discussed.

New Business – Residents Mr. & Mrs. Erickson requested board approval to work with Rocco Fiore independently for extra landscaping. Guidelines will be put in place and all independent landscaping must be approved by the Board.

Isela will be contacting a representative from another association at Chicagoland Management who buys bulk cable from Comcast Cable to discuss above ground exposed wires Comcast has not been very responsive to complaints of junction boxes being damaged, etc.

Next Meeting of Board – The Annual Meeting of the Board will tentatively be scheduled for some time in May.

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

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