

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
September 19, 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
Stewart Cook, Vice President
Beth Levine, Secretary

Board Members Absent

Julie Sorenson

Guests Present:

Gene & Ruth McClure	488 S. Commons	Marie Feinmehl	503 S. Commons
Marilyn Schencker	493 S. Commons	Linda Thurmond	544 S. Commons
Byron Eisenstein	528 S. Commons	Tom Willet	491 S. Commons
Jeremy Jobling	505 S. Commons	Larry Lubeck	530 S. Commons
Kathleen Morris	542 S. Commons	Joe Otero	470 S. Commons
Ann Yang	475 S. Commons		

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

Approval of Minutes of April 24, 2006

A motion was made by Mr. Cook to approve the minutes of April 24, 2006. The motion was seconded by Mr. Rosenfeld and unanimously adopted.

Introduction of Board Members -- All present board members introduced themselves to the audience.

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

Discussion of Special Assessment and Other Related Issues – Mr. Rosenfeld opened up the discussion to the audience regarding opinions of the special assessment as proposed.

Byron Eisenstein of 528 South Commons Court was of the opinion that the special assessment should be marginally increased, even doubled in order to allow for a sufficient reserve to cover all upcoming repairs and maintenance that may need to be done.

Mr. Cook explained that it is unreasonable to ask unit owners to pay a larger special assessment that would not be used immediately and would accumulate in the reserve fund. He explained that it is a balancing act, but that at some point in the future by raising the monthly assessments the reserve should reach a balance to adequately cover future maintenance and repairs.

Mr. Cook also raised the issue that State law says that monthly assessments cannot be raised more than 15% per year and that the Board's hands were tied with regard to the fact that the original developer had initially set the monthly assessment rate.

Jeremy Jobling of 505 South Commons Court felt the idea of raising the monthly assessments, would be a better way to be adequately prepared for upcoming and unforeseen maintenance in the future.

Mr. Cook then brought to the audiences' attention that the Board has had a Reserve Study done on the property in the last year. The Board is working to be as proactive as possible to use formulas that will allow the reserves to work appropriately based on the study for upcoming repairs and maintenance.

Linda Thurmond of 544 South Commons Court then expressed her frustration at the timing and lack of communication regarding notice of the upcoming special assessment. She requested better communication methods to be put into place to inform the unit owners of repairs and also to inform them that vendors would be on the property at specific times, etc.

Joe Otero of 470 South Commons Court agreed with the audience that he had no problem with the special assessment, but that he also felt that lack of communication was an issue between unit owners and the Board.

Mr. Rosenfeld explained that the issue of the special assessment was not finalized at the Annual Meeting and that Minutes for that meeting are not approved until the following year. With regards to the special assessment, the Board felt that posting such evolving information on the publicly accessible web site might not be a wise move.

Mr. Cook stressed that with regard to unit owners' unhappiness about the Board's communication to them regarding the special assessment and various other issues that attendance at the September 19th meeting was the largest attendance in the history of the Board. That the Board members are not paid to do their jobs, and that it is the unit owner's responsibility to either attend meetings or communicate with members of the Board with their issues.

Mr. Rosenfeld then addressed the badly needed fence repairs and that all three of the South Common's Associations are responsible for the repair of the fence and that the other Boards do not want to pay for full repairs on the fence. Therefore the Villas Association is doing partial repairs to damaged areas of the fencing.

Board Actions Taken Between Meetings – The Board decided on the amount of the special assessment, which will be invoiced individually to unit owners.

Financial Report – There was no financial report.

Committee Reports – There were no committee reports.

Old Business – There was no old business.

New Business – Special Assessment – It was decided that there would be the option to pay a one time lump sum payment on October 1, 2006 or installment payments due October, 1, November 1 and December 1, 2006. If a unit owner wishes to make installment payments, a \$25 fee will be charged. Mr. Rosenfeld motioned to approve and Ms. Levine seconded the motion. It was unanimously approved.

Landscaping – Rocco Fiore submitted a proposal for core aeration in the amount of \$200.00. Mr. Cook motioned to accept the proposal, Ms. Levine seconded the motion and it was unanimously approved.

Painting and Caulking – ARO Services have begun painting the west side of the complex. Work commenced on Friday, September 15, 2006.

Sealcoating – Highland Sealcoating sealed the drives and filled only the large cracks on the roadway. Some of the crack sealer had begun to lift due to unit owners not heeding to the barricades, and driving their cars over the asphalt before the 24 hour time frame given.

Window Washing – Residents who were interested in window washing had the option to do so in mid-July.

Gutter Cleaning – Clogged gutters were cleaned in July.

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

Mr. Rosenfeld is checking with ARO services with regard to exact charges to unit owners for deck staining.

Management Company Report – See New Business.

Next Meeting of Board – The Annual Meeting of the Board will be announced.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Beth Levine, Secretary
Deborah Riley, Recording Secretary--