

**Minutes of Meeting  
Board of Directors  
Villas of South Commons Condominium Association  
April 23, 2007**

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 7:05 p.m. in the Deerfield Public Library meeting room.

Board Members Present

Jacob Rosenfeld, President  
Stewart Cook, Vice President  
Beth Erickson, Secretary

Guests Present:

Doug & Cindy Kensrue	505 South Commons
Byron Eisenstein	528 South Commons
Ruth & Gene McClure	488 South Commons

**Approval of Minutes of December 21, 2006**

The minutes were not prepared for the meeting and will be immediately approved via email once the Board has reviewed them.

**Reading of Correspondence** -- One letter from owner Mary Ratslach regarding a leak in her unit was read.

**Board Actions Taken Between Meetings** – Currently the Board and Management are tackling all leak repair requests that have been brought to the Board’s attention. Mr. Rosenfeld explained everything about the details of leaks that have been detected, as well as how the repair contractor, Redmond Construction was selected. To date, half of the leaks have been repaired, the remaining leaks should be completed by the end of this week.

Roof repairs to unit 523 have been completed.

**Financial Report –**

March 1, 2007 Operating Balance:	\$ 24,834.91
Plus Receipts through 3/20/07:	\$ 10,211.53
Less Disbursements through 3/31/07:	\$ 13,286.35
Ending Balance as of 3/31/07:	\$ 21,760.09

Reserves: \$ 106,106.58

Total Cash & Equivalents: \$ 127,866.67

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

**Old Business** – There was no old business.

**New Business** – Unit owner in 531 has advised management of a “water ponding” issue that is occurring in front of her unit after heavy rains. Management will seek a repair bid from the landscape contractor.

Frozen Pipes -- The Board and Management had a meeting with Villas builder ER James regarding the frozen pipes the Carlyle unit owners have experienced in the Master Bathrooms. Builder insists that the insulation around the whirlpool baths was “up to code” at time of installation. Management suggests possibly either blowing additional insulation in the ceiling of the garages of Carlyle units or installing small ceiling mounted electric heating units in order to keep the garage space warmer during the coldest days, thereby helping to prevent the pipes above from freezing. Management suggests attempting to get bids for all units, and setup an “opt in” program, whereby unit owners that want to participate in the upgrade to their own unit, can do so at their expense. Bids will be solicited later in the year.

Broken stairs -- Management is currently soliciting bids for the Briarwood concrete step repairs.

Landscaping Contract is up this year. Management will solicit bids for next year.

Director’s insurance policy renewed, just under \$1,000. Up \$45.00

Mr. Eisenstein talked about the clog in the gutter near his front door. Milena requested that Byron send her the details in writing, via Email, and she will follow up.

Window Washing: Beth Erickson will contact Milena with the details regarding the owner-sponsored window washing scheduling.

Mr McClure asked about the fence due to wind.

Block party was discussed.

Milena asked the board if after all the units are fixed, if we should get an opinion from our attorney to put pressure on the builder to for reimbursement of part or all of the leak repairs, or determine whether we should sue the builder.

It was suggested by Milena to beef up the reserve fund. Additionally, we should have an inspection every couple of years (approximately 10-20K per year needs to be budgeted for things that come up (repairs). For example, concrete needs attention every 5-10 years.

Stewart talked about our assessments being too low and Jacob explained how low we are compared to other associations in the area.

**Next Meeting of Board** – The next meeting of the Board will be the Annual Meeting, and will be scheduled shortly.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,  
Beth Erickson, Secretary