

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
June 11, 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 7:30 p.m. at the Patty Turner Senior Center in the Deerfield, Illinois. There was a Quorum of 23.6582% present at the meeting and by proxy.

Board Members Present

Jacob Rosenfeld, President

Stuart Cook, Vice President

Beth Levine Erickson, Secretary

Also present was Milena Radjenovich of Chicagoland Management and Debbie Riley, Recording Secretary.

Approval of the June 5, 2006 Annual Meeting Minutes – Mr. Cook motioned to approve the June 5, 2006 minutes and Mr. Rosenfeld seconded the motion. Motion Carried.

Purpose of Meeting – Milena Radjenovich explained that the purpose of the meeting was to elect three directors for a two-year term to the board of directors of the Villas of South Commons Condominium Association.

Introduction of Candidates – Mr. Marcus DeVasconcelos of 521 S. Commons Court introduced himself.

Additional Nominations From the Floor – There were two nominations made. Mrs. Roz Weinstein and Mr. Jacob Rosenfeld by default.

Mr. Stuart Cook moved to accept the slate, Ms. Erickson seconded the motion. Motion carried.

Introduction of the Board – Beth Levine Erickson, Secretary has lived at the Villas for six years and mentioned her commitment to the Association. Debbie Riley introduced herself as recording secretary, Mr. Jacob Rosenfeld, President and Mr. Stuart Cook, Vice President.

Statements by Candidates and/or Questions by Members to Candidates –

Mr. Marcus DeVasoncelos introduced himself again and mentioned that he works in finance and auditing and moved to the Villas of South Commons in 2004.

Mrs. Roz Weinstein talked about living at the Villas for six years and wants to help with landscaping, cement. She mentioned that she is out of town for six months of the year but would help in every way she could.

Balloting – Balloting then took place. Milena Radjenovich then welcomed the three officers elected who would serve terms from 2007 to 2009:

Roz Weinstein

Marcus DeVasconcelos

Jacob Rosenfeld

President's Report

Leak Repairs – During the course of 2006/2007 leak repairs were done with a cost totaling \$25,000 thus far and two more supplemental charges that could bring the total cost to \$30,000.

Mr. Rosenfeld explained that after all information regarding the leaks has been reviewed, the attorney for the association will address the issues with the developer.

There were also issues found with the bricks and roofs that caused the leaks. Mr. Rosenfeld explained that is why assessments have been raised in the recent years.

Briarwood Concrete Steps – The next set of repairs that must be done are the concrete steps that are cracking. The contractors that have done the leak repairs are submitting a bid and the association is obtaining two other bids from vendors. He explained that the fix will be more costly because the last fix was not done properly as the caulk expanded and caused more cracks.

Landscaping – Rocco Fiore has done a walk through of the property and is coming back with a punch list of what needs to be done and costs, etc. After all other repairs are completed or bids accepted the board will decide what landscaping is to be done.

Block Party – The board is planning to organize another block party this summer. There will be an email system set up to make arrangements for the party.

Questions from the Audience – Mr. Weinstein recommended to unit owners to purchase a back-up sump pump for their residence.

Mr. Erickson questioned which landscape provider would be taking care of weeds in a heavily weeded area of the property. Milena will look into which landscape provider is responsible for that area.

Mr. Erickson suggested that a friendly letter go out to all unit owners reminding them to keep dogs off the lawns.

Mr. Weinstein questioned the amount of funds available in the Treasury. Mr. Rosenfeld stated that there is presently \$95,00 after repairs.

Milena Radjenovich suggested budgeting in the operating fund for replacement plantings.

Mr. Erickson asked what a fair amount to budget for the plantings was. Milena Radjenovich stated that three separate costs should be budgeted: a fund to maintain, a fund to replace and a fund for enhancements. She feels that \$5,000 to \$10,000 a year to start would be a sufficient amount.

There was a discussion on noise from other units. Milena Radjenovich explained that expandable foam that can be injected into the dry wall can be purchased to make units more soundproof.

Mr. Rosenfeld then motioned to adjourn the meeting at 8:05 p.m. Ms. Erickson seconded the motion and the meeting was adjourned.

Respectfully submitted,
Deborah Riley, Recording Secretary--