

Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
August 2, 2007

A meeting of the Board of Directors of the Villas of South Commons Condo Association, Deerfield, Illinois was called to order by the President at 7:03 p.m. in the Deerfield Public Library meeting room.

Board Members Present

Jacob Rosenfeld, President
Stewart Cook, Vice President
Beth Levine, Secretary
Roz Weinstein, Vice President
Marcus deVasconcelos, Treasurer

Guests Present:

Larry Lubeck	530 South Commons
Bill Jager	460 South Commons
Ruth & Gene McClure	488 South Commons

Approval of Minutes of April 23, 2007

The minutes were accidentally misplaced, and are in the process of being redrafted.

Milena introduced herself and explained that our new manager will not be coming on board and they will continue to search for another manager. In the interim, she will continue to handle the Villas.

Milena asked the board if we approve her contacting our attorney to go after James if our expenses are not being covered by insurance. The board approved.

Financial Report –

July 1, 2007 Operating Balance:	\$ 12,430.37
Plus Receipts through 7/20/07:	\$ 11,080.06
Less Disbursements through 7/31/07:	\$ 18,030.87
Ending Balance as of 7/31/07:	\$ 5,479.56

Reserves:	\$ 90,942.62
Total Cash & Equivalents:	\$ 96,422.18

Committee Reports – There are no committee reports.

Old Business – There was no old business.

New Business - Jacob shared that Gene McClure talked to him about a potential Radon problem in the basements of the Ashbury units. Jacob asked Milena to look into ordering test kits from the EPA.

Owner Larry Lubeck discussed rosebushes and explained that unit 528 had several nice, full bushes and now they are all dead. Jacob explained about the rose bushes not

surviving the winter due to early frost and we can not afford to spend money on the landscaping with all the necessary repairs going on this year.

New owner, Bill Jager in 460 South Commons introduced himself.

Milena asked if we have sprinklers in the basement units and if so, there is a major recall.

Milena agreed to send out a directory of all unit owners.

Next Meeting of Board – The next meeting of the Board will be 9/17.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Beth Erickson, Secretary