

**Minutes of Meeting  
Board of Directors  
Villas of South Commons Condominium Association  
September 17, 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 7:04 p.m. at the Deerfield Library in the Deerfield, Illinois.

Board Members Present

Jacob Rosenfeld, President

Stuart Cook, Vice President

Beth Levine Erickson, Secretary

Roz Weinstein, Vice-President

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

**Approval of the April 23, 2007 Meeting Minutes** – Mr. Rosenfeld motioned to approve the April 23, 2007 minutes and Mr. Cook seconded the motion. Motion Carried. They will be posted on the website shortly.

**Introduction of Board Members** – Milena Radjenovich introduced all board members and Robin Marcus the new property manager. If owners need assistance they are to contact Robin Marcus at Chicagoland Management going forward. Robin can also be contacted via email at rmarcus@chicagoland-inc.com. Milena explained that although absent, Marcus DeVasconcelos, Treasurer is still an active board member via email as he is working internationally on a project.

**Secretary's Report** – There was no correspondence to read.

**Financial Report** – The financial report was read:

|                               |                 |                       |
|-------------------------------|-----------------|-----------------------|
| Balance as of 08/01/07        |                 | \$ 5,479.56           |
| Receipts through 08/20/07     | 10,460.76       |                       |
| Disbursements:                | <u>6,221.70</u> |                       |
| Ending Balance as of 08/31/07 |                 | \$ 9,718.62<br>=====  |
| Reserve Balances:             |                 |                       |
| Morgan Stanley                |                 | \$101,871.68<br>===== |
| Total Cash and Equivalent     |                 | \$111,589.70<br>===== |

## **Management Report --**

Notice to Developer – Correspondence was sent to Steve Spinell of Edward R. James Homes requesting reimbursement for repairs relating to exterior wall leaks and stair reconstruction. Management has requested a meeting with Mr. Spinell and the board to discuss.

Landscaping – Three bids were obtained for the 2008/2009 Landscape Season as follows:

Rocco Fiore: \$10,526.00 total, \$1,315.75 per month (28 Visits)

Landscape Concepts: \$10,672.00 total, \$1,334.00 per month (28 Visits)

Clarence Davids & Sons: \$13,120.00 total, \$1,640.00 per month (28 Visits)

Ms. Erickson motioned to accept Rocco Fiore's bid and Mr. Cook seconded the motion. Motion to be carried pending Rocco Fiore's upcoming bid for snow-plowing.

Concrete Stair Repairs –John Redmond of Redmond Construction advised that his assessment of the stairs after demolition of the first step revealed a lack of proper support for the step. He stated that if he were to proceed based on his original bid the step would crack again and therefore felt it necessary to revise his method for repairing the stairs. Management communicated this revised bid to the Board and Mr. Rosenfeld approved proceeding with the bid in order to have owner's entrances restored without further delay. Mr. Cook and Ms. Erickson ratified Mr. Jacob's approval.

Introduction of Robin Marcus – Milena reported that they are pleased to have Robin Marcus assigned as the new Property Manager. Robin has over 15 years of experience managing condominium associations and is currently employed with Chicagoland Management & Realty, Inc. A formal introduction of Robin will be mailed to all unit owners with her contact information.

Delinquencies – There are no delinquencies to report.

## **President's Report --**

Mr. Rosenfeld asked Milena if she had been able to get a hold of the insurance company with regard to reimbursement of repairs made. Milena explained that went to a higher up account representative and did not have an answer as to what was happening but would within the next day.

Mr. Rosenfeld explained to the audience that the Board is very upset with how the community has weathered and the amount of reserves that have been spent in repairs. He said it is the Board's feeling also that if Edward R. James does not agree to recoup expenses for some of the repairs that the Board will seek assistance from legal counsel in the matter.

Landscaping was then discussed further and Mr. Cook explained that due to reserves that have been needed to make these repairs, the Board does not have enough in the budget to achieve everything they would like in this regard.

Mr. Rosenfeld explained that the initial assessments for the association were set too low to cover these enhancements. Assessments will go up 15% on an annual basis in order to rectify this.

**Committee Reports** – There are no committees presently.

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

**New Business** –

**Garage Light Outages** – A standard notice has been sent out to all unit owners concerning light bulb outages and sensors. These are the responsibilities of the owners. The sensors have a 5-year life and can either be repaired by the individual homeowner. Or, they may contact Mr. Erickson a unit owner who will repair them for \$50 each. Light bulbs are charged to owners at \$10 per bulb.

Milena also mentioned that a snowbird list should be started as to inform management when people will be away so that neighbors or management can check on lighting, etc.

Mr. Rosenfeld asked that bids be obtained for window leaks in the Carlise units Master Baths which freeze in the cold weather. Also bids will need to be obtained for Radon Abatement and information obtained as to whether or not second floor units should be tested.

**Next Meeting Date** – The next meeting of the Board of Directors will be the Budget Approval Meeting on Monday, December 3, 2007 at 7 p.m.

Mr. Cook then motioned to adjourn the meeting at 7:58 p.m. Mr. Rosenfeld seconded the motion and the meeting was adjourned.

Respectfully submitted,  
Deborah Riley, Recording Secretary--