

**Minutes of Annual Meeting
Board of Directors
Villas of South Commons Condominium Association
June 2, 2008**

A meeting of the Board of Directors of the Villas of South Commons Condominium Association, Deerfield, Illinois was called to order by the Robin Marcus of Chicagoland Management at 7:07 p.m. in the Deerfield Public Library meeting room with the following officers present: Stuart Cook, Vice President; Beth Levine Erickson, Secretary and Roz Weinstein, board member.

Also present were Robin Marcus of Chicagoland Management and Debbie Riley, Recording Secretary.

Robin Marcus of Chicagoland Management introduced herself and said that she had taken over in October of 2007.

She expressed that Jacob Rosenfeld the President could not be present due to work obligations and would be present via speaker phone.

She then asked for a volunteer from the floor to count votes and ensure a quorum of residents.

Approval of the June 11, 2007 Annual Meeting Minutes – There were no minutes available to approve.

Purpose of Meeting – Robin Marcus explained that the purpose of the meeting was to elect two directors for a two-year term to the board of directors of the Villas of South Commons Condominium Association. She explained that there were three openings due to the fact that Marcus DeVasoncelos resigned during the year due to an out of the country work assignment.

Introduction of Candidates – Two of the acting board members were up for re-election: Stuart Cook and Beth Levine Erickson. Mr. Ed Marsubian and Jen Vickus were also running.

Additional Nominations From the Floor – There were no nominations made.

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

Mr. Ed Musubian stated that he recently moved to the Villas from California. He expressed his desire to devote time to help the complex.

Ms. Jen Vickus explained that she had recently located from North Carolina here she served on the board at her previous condo association. She mentioned that she has been attending all board meetings and likes to be involved and help initiate new ideas.

Beth Levine Erickson stated that she was one of the original owners and has been serving on the board for 2 years. She feels a strong commitment to the complex and keeping property values up.

Stuart Cook is also one of the original owners and has served on the board since it's inception when ER James turned the property over to the owners. He talked about the paradigm from being a single family homeowner to making the changes necessary to work as a group in a complex such as the villas.

Balloting – Balloting then took place.

President's Report – Robin Marcus read a letter from Jacob Rosenfeld, President to the audience. Mr. Rosenfeld brought up that there were two matters he wanted to share with the audience.

The first matter being the victory in the board's decision to contract a seasonal snow plowing rate rather than a "per-plow" contract this season. Although with a seasonal contract in a bad winter the customer tends to win, and in a mild winter the provider wins as he will typically be compensated for far more service than was actually performed. The board negotiated a seasonal bid that started at \$24,500 for the season down to an actual contract all inclusive cost of \$20,000.

Because of this winter's severity they responded to 36 events opposed to the normal 21 events with a realized savings to the association this year of \$15,714. The board will pursue the seasonal contract again this fall.

Although the board had hoped to celebrate the savings on the beautification budget it has become apparent that the litany of leakage issues must be addressed along with a possible legal pursuit of ER James for future and prior repair expenses exceeding \$70,000.

ER James may stall the proceedings as they have more capital and depending on the duration of the campaign could cost the association in excess of \$50,000. When all is said and done a victory of only a slight gain may be realized.

Jacob stated that since he has joined the board, he has received in excess of 3,500 board-related emails. Jacob at this point has begun the time-consuming process of trying to distill relevant and non-relevant emails in an effort to piece together a complete and detailed chronology of events surrounding the various leaks and interactions with ER James. Once he has combined the myriad of additional details he will submit it to the attorneys for their advisement as to a legitimate case.

He expresses that the tasks before the board are nothing short of enormous. Before a legal pursuit is ensued he asks for discussion and opinions from the residents to the board regarding all repair issues before engaging ER James in a court of law.

Robin Marcus then commented that she has compiled a history of repairs and tallied what was spent.

Announcement of New Directors – Robin Marcus announced the new directors to the board, Beth Levine Erickson, Stuart Cook and Jen Vickus.

She then thanked Ed Marsubian for running.

Other Business – Much discussion ensued regarding repairs and costs that ER James seems to be responsible for.

Many residents expressed their opinions regarding how to go about the procedure. It was recommended that possibly some of these repairs could be claimed on insurance and then the insurance carrier would pursue legal actions with ER James.

Discussion ensued about the board meeting with the insurance carrier to discuss claims against the damages of leaking, etc. It was discussed that if the insurance company would reimburse for

the repairs, then the insurance carrier's attorneys would file suit against ER James saving the association from pursuing a legal battle against them.

Three issues that are relevant to this are:

- 1) A storm drain line that was not connected to a unit during the construction process. ER James claimed responsibility and picked up the \$4,000 tab to connect the drain line to the main pipeline.
- 2) The concrete issue in the Briarwood whereas all steps were built upon no foundation.
- 3) The window sills being incorrectly installed.

Another resident expressed concern as her sump pump continually runs.

Robin announced that window washing would take place on June 9 and 10th and to please call to schedule.

The new directory will be distributed shortly.

There was discussion about insulating garages where the pipes freeze in the master bedroom baths.

Robin Marcus thanked all for coming.

Adjournment –

The meeting was adjourned at 8:00 p.m.

A regularly scheduled Board of Managers meeting then ensued. Directors were elected and the new Board will be as follows:

Jacob Rosenfeld, President
Stuart Cook, Vice President
Jen Vickus, Treasurer
Beth Levine Erickson, Secretary
Roz Weinstein, Board Member