

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
October 28, 2008**

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 7:12 p.m. at the Deerfield Library in Deerfield, Illinois.

Board Members Present

Jacob Rosenfeld, President
Stuart Cook, Vice President
Jen Vaickus, Treasurer
Roz Weinstein, Board Member

Also present was Robin Marcus of Chicagoland Management, Debbie Riley, Recording Secretary and the following guests:

Bill Jaggard	Unit 360	Ken Leone	Unit 488
Larry Nordell	Unit 471		

Approval of Minutes of August 28, 2008

Jacob Rosenfeld motioned to approve the minutes and Jen Vaickus seconded the motion with the correction of the spelling of her last name from Vaikus to Vaickus. Motion Carried.

Treasurer's Report – The financial report was read.

Balance as of 9/01/08		\$ 21,346.61
Receipts through 9/22/08	10,652.04	\$ 10,652.04
Disbursements through 9/30/08		
Vendors	25,164.68	
Bank Transfer	<u>892.50</u>	
		\$ 26,057.18

Ending Balance 9/30/08		\$ 5,941.47
		=====
Villas of South Commons		
Reserve Balances – Morgan Stanley		<u>\$ 76,796.84</u>
Total Reserves		<u>\$ 76,796.84</u>
		=====
Total Cash and Equivalent		<u>\$ 82,738.31</u>
		=====

Management Report –

Snow Removal - Since the last Board of Director's meeting Jacob Rosenfeld negotiated with Armando's Irrigation for the snow removal contract for the winter season of 2008-2009. After discussing his negotiation with the Board of Directors, Armando's Irrigation was selected. The revised contract is enclosed. The cost will be \$22,000.00 per season all – inclusive. Sidewalks and driveways will be shoveled and plowed in early morning in the event that the sidewalks are slippery. Board ratification is requested. Jen Vaickus motioned to ratify the contract and Stuart Cook seconded the motion. Motion Carried.

Villas of South Commons – Also since the last Board of Directors Meeting, Jacob Rosenfeld sent a notice to the rest of the Board regarding upkeep of the Villas website. The Board approved Jacob Rosenfeld of 4D Studios to continue the upkeep of the website for the annual cost of \$1,100.00 which includes hosting of domain name renewal and DNS and \$50.00 per month for maintenance. Board ratification requested. Stuart Cook motioned to accept 4D Studios to continue the upkeep and Roz Weinstein seconded the motion. Motion Carried.

East Fountain Repair -- Attached is the quote for repair of the motor for the east fountain to be completed next Spring. The full cost is \$1,890.00 to repair and the Villas portion if \$630. Jacob Rosenfeld motioned to accept the quote, Jen Vaickus seconded the motion and the Motion was carried.

Irrigation System – Enclosed is the proposal from Basic Irrigation to do the winterizing and spring activation for the irrigation system. The cost is \$627.00. Jacob Rosenfeld motioned to accept the proposal, Stuart Cook seconded the motion. Motion Carried.

Fountains – Attached is the proposal from Basic Irrigation to pull the 2 fountains, power wash the fountains, seal and oil maintenance and replace 8 blubs. The Villas portion is \$607.00. Stuart Cook motioned to approve the proposal, Jen Vaickus seconded the motion. Motion Carried.

Property Inspection – Enclosed are 2 proposals for inspecting the property. The first proposal was from Cheryl – Lynn Craigo of Klein and Hoffman stating the scope of work they will perform. The cost for the work is \$11,200.

The second proposal is from Jim Erickson of KGH for a visual inspection. The cost of KGH's visual inspection is \$5,200.00.

Board discussion requested.

Jacob Rosenfeld explained to the Board and audience that the attorney for the Association recommends that an inspection be done by an engineer in order to show patterns of the leaks and where they are coming from in order to prove whether it is the builder's responsibility, or is it a maintenance issue, etc. and that this will be necessary if it goes to litigation. Jacob felt that more bids need to be obtained for a better comparison.

2009 Fountain Maintenance/Irrigation – Enclosed was a proposal from Landscape Concepts to perform the maintenance of fountains, algae maintenance, and irrigation system for the season of 2009. Management has put a call to the Landscape Concepts Manager for clarification on the pricing. Management has not received a return phone call to date.

President's Report– Mr. Rosenfeld did a recap of where the Board is with E.R. James. He mentioned that the ball is now in the Board's court and they will speak with E.R. James after an inspection is done and more facts are obtained. At the end of the initial meeting with E.R. James they were much more gentlemanly and Jacob is anxious to see how the mood is after an inspection report is obtained and presented to them. He mentioned that the statute of limitations for presenting such repairs to E.R. James ends in Spring of 2009.

Jacob also mentioned to the audience that when the bath drains in units over garages freeze that it needs to be reported to management immediately. This will be documented per incident for submission to E.R. James. Jacob mentioned that more insulation can be added around the bathtubs by Redmond at a cost of \$1,800.00 and that alleviates the problem. If the bathroom is above a neighbor's garage, the contractor will go in through the neighbor's ceiling and add the insulation. A seasonal reminder will go out to residents reminding them to please report the problem to management.

Next Meeting of Board – The next meetings of the Board of Directors will be on December 16, 2008 at 7 p.m.

Adjournment – Mr. Rosenfeld moved to adjourn the meeting at 7:34 p.m.

Respectfully submitted,
Deborah Riley, Recording Secretary--