

**Minutes of Meeting
Board of Directors
Villas of South Commons Condominium Association
February 24, 2009**

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 7:09 p.m. at the Deerfield Library in Deerfield, Illinois.

Board Members Present

Jacob Rosenfeld, President
Stuart Cook, Vice President
Beth Levine Erickson, Secretary

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

Bill Jaggard	Unit 360	Mary Rathslag	Unit 542
Larry Nordell	Unit 471		

Approval of Minutes of December 23, 2008

Jacob Rosenfeld motioned to approve the minutes and Stuart Cook seconded the motion. Motion Carried.

Treasurer's Report – The financial report was read.

Balance as of 1/1/09		\$ 2,503.51
Receipts through 1/20/09	13,251.89	\$ 13,251.89
Disbursements through 1/31/09		
Vendors	16,005.95	
Bank Transfer A/P	99.67	
Bank Transfer Mgmt Fees	<u>892.50</u>	
		\$ 16,998.12

Ending Balance 1/31/09		\$ -1,242.72
		=====
Villas of South Commons		
Reserve Balances – Morgan Stanley		\$ 59,045.19
Total Reserves		\$ 59,045.19
		=====
Total Cash and Equivalent		\$ 57,802.47
		=====

Management Report –

Pond Maintenance:

- a. Enclosed is a proposal from Basic Irrigation to repair one motor for one fountain. Cost is \$1,890.00 to be split between all 3 properties. Villas portion is \$630.00. Board approval was requested.
- b. Second proposal is from Basic Irrigation to seal and oil the other motor for one fountain. The cost is \$339.00 to be split between all 3 properties. Villas cost is \$113.00. Board action was requested.
- c. Enclosed are 2 proposals from Landscape Concepts regarding pond maintenance. The first proposal is for the maintenance of the fountains. Totals will be split between all 3 properties. Board approval requested.

- d. The second proposal is for the Aquatics Management Program. The total for this is \$2,250.00 and will also be split between all 3 properties. Villas portion is \$750.00. Board approval is request.

Mr. Rosenfeld motioned to accept a, b, c and d and Ms. Levine-Erickson seconded the motion. Motion carried.

Landscaping:

Enclosed is the landscape contract from Rocco Fiore for the weekly maintenance. The contract price is \$4,388.00 and there is no increase from last year's contract. Board approval is requested. Mr. Rosenberg stated that he had spoken to Fiore and the previous year's contract covers 2009.

- a. Under the extras Item #5 is for Grub control. That cost is \$193.00. Jay from Rocco Fiore recommends this application for late spring. Board approval requested. Mr. Rosenfeld motioned to approve this fee for Grub control and Mr. Levine-Erickson seconded the motion. Motion carried.

Insurance:

Management received a rebate from Liberty Mutual in the amount of \$2,205.00. A copy of the check was enclosed in the Management Report.

President's Report-

Mr. Rosenfeld discussed that the Engineering Study is almost complete. The Board should have the results within two weeks and will forward to the attorneys for approval. There will be one more component to do in the Spring and then the report will be complete. He thanked residents who allowed the investigations to be done on their property. Mr. Rosenfeld also discussed that the statute of limitations for filing a lawsuit against E.R. James is approaching fast. The attorneys are working to amend the statute concerning filing so that there is some time and leverage to properly complete the report.

A Carlisle unit had a pipe burst in the garage which is consistent with the other issues concerning the master bathroom pipes freezing. E.R. James graciously came out and repaired the pipe.

Discussion from the Floor -

There was discussion concerning dryer vents and where they are located. Mr. Rosenfeld said that in the Briarwood units the vents are located on the second floor. There was discussion of having several unit owners vents cleaned at once to obtain a lower rate from the vendor.

Ms. Levine-Erickson mentioned that there is still a Christmas tree near the steps of one of the units. Robin Marcus to follow up with a second letter.

Next Meeting of Board – The next meetings of the Board of Directors to be announced at a later date.

Adjournment – Mr. Rosenfeld moved to adjourn the meeting at 7:29 p.m. Ms. Levine Erickson seconded the motion. Motion carried.

Respectfully submitted,
Deborah Riley, Recording Secretary--