

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**August 7, 2023**

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on August 7, 2023. K. Murfay called the meeting to order at 6:01 p.m.

Present at the meeting:       K. Murfay  
                                          J. Quigley  
                                          D. Hill  
                                          K. Galewski  
                                          R. Masood  
                                          S. Adler – EPI Management

Absent:                               K. Akula

**MINUTES:**

*Motion – Motion made by K. Murfay to approve the meeting Minutes from May 8, 2023. Seconded by J. Quigley. Motion unanimously approved.*

**GUESTS:** No guests were present at the meeting.

**TREASURER’S REPORT** - The Board reviewed the financial report as of June 30, 2023 as follows:

Total Checking & Savings	\$354,716.46
Accounts Receivable	\$ 43,453.39
Total Assets	\$425,473.85
Total Accounts Payable	\$ 89,401.00
Total Liability	\$197,390.13
Homeowner’s Equity	\$228,083.72
Total Liability & Equity	\$425,473.85

**COMMITTEE REPORTS:**

- **Landscaping Committee** –K. Murfay reported that grub prevention was approved and will be done soon. The Board will also address landscaping issues.
- **Communications** – D. Hill reported that the newsletter will go out at the end of the week.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Asphalt & Concrete** – J. Quigley reported that the final report was submitted for driveways. Once pricing is received, the Board will vote on final approval. The Committee has requested sidewalk repairs from the City of Naperville and that is moving forward.

- **Rules & Regulations Committee** – Nothing to report

**MANAGEMENT REPORT:** S. Adler from EPI reported the following:

- **Landscaping** – S. Adler reported that a copy of two landscape inspections that were conducted on the areas of concern are attached. He received a proposal from New Dimensions based on one unit replacing the juniper bushes between two interior units with three boxwood and four hostas. Cost for replacement is \$900 per unit. The Board will discuss the landscape plan in Executive Session. The scrub trees along the shoreline have grown back. New Dimensions' proposal to cut down and maintain the trees through the end of the season is \$5,600.
- **Tree Care** – S. Adler reported that Kramer proposed a 5-year cycle for tree trimming beginning next year. The Board approved the schedule and Management will get additional bids.
- **Driveway Replacement** – S. Adler reported that he received bids from three contractors for driveway replacement. The Board approved Construction Concepts and Management will get revised costs from the updated list.
- **Driveway Sealcoating** – S. Adler reported that he received two bids for one and two coats of sealcoating.

*Motion – Motion by K. Murfay to approve two coats of sealcoating by Fireman's Sealcoating at a cost of \$20,780 with the work to be done in the fall. Seconded by J. Quigley. Motion unanimously approved.*

- **Sidewalk Replacement** – The City of Naperville will repair the sidewalks next year. The cost is based on 2022 repair costs and the Association's share is \$1,353.55.

*Motion – Motion by K. Murfay to approve sidewalk repair by the City of Naperville with the Association share of \$1,353.55. Seconded by J. Quigley. Motion unanimously approved.*

- **Pressure Washing** – Will be completed by mid-May.
- **Treasurer Position** – D. Hill resigned as Treasurer and recommended R. Masood as Treasurer.

*Motion – Motion by K. Murfay to accept D. Hill's resignation as Treasurer. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to elect R. Masood as Treasurer. Seconded by D. Hill. Motion unanimously approved.*

- **Board Resignation**

*Motion – Motion by K. Murfay to accept J. Stepien's letter of resignation from the Board of Directors. Seconded by K. Galewski. Motion unanimously approved.*

**RULE APPEALS** – Will be heard during Executive Session.

**UNFINISHED BUSINESS:** There was no Unfinished Business to discuss.

**NEW BUSINESS:** There was no additional New Business to come before the Board.

## **OPEN FORUM:**

Homeowners discussed issues regarding towed cars, timely payment postings, website updates, FACP electrical reimbursements, landscaping replacements, transparency from the Board, the management company and the pond. The Board directed Management to send an email to unit owners to find out priorities.

## **ADJOURNMENT:**

*Motion – Motion by K. Murfay to adjourn the meeting to Executive Session 7:38 pm. Seconded by J. Quigley. Motion unanimously approved.*

*Motion to close Executive Session and return to Open Session.*

*Motion – Motion by K. Murfay to reverse the fine for rear bush trimming at 2716 McClennon. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the parking fine at 988S. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the parking fine at 1062S. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the garbage fine at 2808P. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to sustain the violation at 2813D and deny the request for parking. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to sustain the light violation at 2120P. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the chicken wire violation at 2820P. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to sustain the violation for lights over the rear patio at 837D. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to allow the homeowner until the end of August to repair the screen at 2710M. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the violation for the gate at 2816C. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to give the homeowner at 848D until the end of August to replace the screen. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to give the homeowner at 951S until the end of September to repair the screen door. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the violation for the garbage on the patio and garbage cans at 2743S. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the violation for double parking on the driveway at 1029S. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to sustain the census fine for 988S. Seconded by K. Galewski. Motion unanimously approved.*

*Motion by K. Murfay to reimbursement the car payment at 835D. Motion denied.*

*Motion by K. Murfay to deny a parking exemption to 2822 Powell for not having room in the garage due to wedding items. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to adjourn the meeting at 8:58 pm. Seconded by J. Quigley. Motion unanimously approved.*

**Respectfully Submitted:**  
**EPI Management Company, LLC**