

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
November 5, 2018**

The November meeting of the Kingspointe of Naperville Condominium Association Board of Directors was held at the Naperville Municipal Center on November 5, 2018. John Quigley called the meeting to order at 7:00 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Dannette Hill
 Julie Lagodney
 John Quigley
 Judy Stepien
 Chuck Dolan
 S. Elmore – EPI Management

Absent : Chris Geraci

Approval of the Minutes:

Motion- Motion made by J. Lagodney to approve the minutes for September 10 meeting as stated with added corrections of changing May meeting to September and John Quigley was absented. Seconded by C. Dolan. Motion unanimously approved.

Guests:

- **Drew, Drews Landscaping (Elevations)** – End of the season is wrapping up. All plant replacements were completed last week. Contract end on the November 15th but there will be one additional cleanup the last week in November/December. The new contract will be the same and will go til November 15th with an additional cleanup the last week in November/December. J. Lagodney stated there were no target dates for pruning and cultivating. Shane stated the generic elevation does not have that information in it but the actually contract to be signed will have all that information included in it.

Treasurer's Report: Tabled due to C. Geraci being absent.

Committee Reports:

Landscaping Committee: Chairperson J. Lagodney reported that 20 trees were taken down around the property and 13 of those trees were replaced. The ones that were not replaced were in an area that had a lot of trees already or it was too hard for the machines to get to the area. They are looking into replacing the arborvitaes that are between the patios on the other side of the fences.

Newsletter Committee: D. Hill reported that the new letter went out last week.

Finance Committee: No report

Asphalt Committee: S. Elmore reported there were some minor issues with the asphalt project so it is not 100% completed.

Rules and Regulations Committee: No report

Building Maintenance: No report

Election Committee: No report

Management Report: S. Elmore (EPI) reported on the items included in the management report which was distributed to the Board prior to the meeting.

- **2019 Proposed Budget-** S. Elmore presented to the Board with a copy of the proposed 2019 budget that was sent out to all members.

***Motion- Motion made by J. Quigley to approve the budget for 2019 with the changes. Seconded by J. Stepien.
Motion unanimously approved.***

- **Ombudsperson's Rule-** S. Elmore stated to the Board this is mandated by the stated and will go into effect January 1, 2019.

***Motion-Motion made by J. Quigley to approve the Ombudsperson's Rule. Seconded by Seconded by D. Hill.
Motion unanimously approved.***

- **Comcast Agreement-** S. Elmore presented to the Board with a copy of an email dated 10/30/2018 regarding the agreement and the contract payout in the amount of \$42,875.00 from Comcast. The homeruns now run to a secured WOW box and Comcast will now have access to it.
- **30% Rental Restrictions-** S. Elmore stated to the Board the rental percentage is at 30%. S. Elmore presented to the Board with an email dated September 19, 2018 regarding two owner's who were fined \$1000.00 for leasing and who were not grandfathered in.
- **Carpentry Project-** S. Elmore stated to the Board all carpentry repairs have been 95 % completed. They have not been reinspected yet.
- **Concrete Replacement-** S. Elmore stated to the Board that all sidewalk concrete replacement has been completed by K&K Concrete.
- **Plant Material-** S. Elmore stated to the Board all dead plant material per the Landscape Committee's replacement list have been replaced by Elevations Landscaping.

- **Driveway Replacement-**S. Elmore stated to the Board that all of the driveway work has been completed. There is still some cleanup to do and two driveways need to be corrected.
- **Tree Removal/Replacement-** S. Elmore stated to the Board that power lines were accidentally cut due to being marked incorrectly and Naperville had to come out and repair them.
- **Exterior Painting-** S. Elmore stated to the Board all of the buildings have been painted except for the front entries. Front entries will be done per appointment basis. Some of these will need to be carried over to 2019. The paint colors are deeper.
- **Landscaping-** S. Elmore presented to the Board with the proposal from Elevations Landscaping regarding their proposed renewal contract for three years in the following amounts:

2019- \$60,242.00	2018 Fee-\$59,640.00 it is a 10% increase
2020- \$62,090.00	3.1% increase
2021- \$62,090.00	

The Board would like S. Elmore to go out and get three additional bids based on the same specifications.

- **Kramer Tree-** S. Elmore presented to the Board with a copy of the proposal from Kramer Tree to treat the pine trees in 2019 which includes 4 applications in the amount of \$5987.00. The fee is the same as in 2018.

Motion-Motion made by J. Lagodney to approve Kramer Tree to treat the pine trees in 2019 with 4 applications at a dollar amount not to exceed \$5987.00. Seconded by J. Stepien. Motion unanimously approved.

Rule Violations Appeals: Heard in executive session.

Miscellaneous Correspondence:

Inspection Report: S. Elmore reviewed the inspection report with the Board

Sales:

<u>Unit Address</u>	<u>Sale Price</u>
2759 Sheridan Ct	\$245,000
2756 McClennan Ct	\$185,000

Inspection Report: S. Elmore reviewed the inspection report with the Board

Old Business: All old business was already discussed.

New Business: All new business was already discussed.

Open Forum:

- Owner wanted to know how the water bills were tallied up as his water bill has doubled. S. Elmore stated the meters are hooked up wirelessly to a hub over on golf court and each building meter radios to the hub and the hub relays the information for 30 days to H2O. H2O then sends management the data and management then uses that data to send out the bills. You can access your water usage on a daily basis. S. Elmore will send out an email blast with information how to get into it.

Adjournment: Meeting Adjourned at 8:05 PM.

Respectfully Submitted: EPI Management Company, LLC