

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
January 10, 2022**

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held by a virtual meeting due to the coronavirus on January 10, 2022. K. Murfay called the meeting to order at 6:00 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Kim Murfay
 John Quigley
 Dannette Hill
 Ellen Brooks
 Lori DeKeyser
 Lacey Garbar
 Judy Stepien
 S. Elmore – EPI Management

MINUTES:

*Motion – Motion made by K. Murfay to approve the meeting Minutes from November 8, 2021 as presented.
Seconded by J. Quigley. Motion unanimously approved.*

GUESTS: No guests were present.

TREASURER'S REPORT - The Board reviewed the financial report as of December 31, 2021 as follows:

Total Checking & Savings	\$195,054
Accounts Receivable	\$ 45,177
Prepaid Insurance	\$ 9,997
Total Assets	\$277,289
Total Accounts Payable	\$ 49,074
Total Liabilities	\$ 89,069
Total Liabilities & Equity	\$277,289

Profit and Loss:

Total Income	\$552,835	Budget \$556,112	Under \$3,276
Prof Services	\$ 34,478	Budget \$ 35,131	Under \$653
Outside Services	\$183,324	Budget \$184,331	Under \$1,000
Office Expenses	\$ 4,676	Budget \$ 9,517	Under \$4,840
Misc. Repairs	\$ 51,148	Budget \$ 50,750	Over \$392
Utilities	\$ 21,119	Budget \$ 21,636	Over \$2,550
Insurance	\$ 65,809	Budget \$ 45,500	Over \$20,300 (due to the roofing loss)
Reserves	\$ 29,247	Budget \$ 29,247	

Financials for 12/31/21 will be posted on the website.

COMMITTEE REPORTS:

- **Landscaping Committee** – Nothing to report.
- **Newsletter/Website** – Nothing to report.
- **Finance Committee** – Nothing to report.
- **Asphalt/Concrete** – Nothing to report.
- **Rules & Regulations Committee** – Nothing to report

MANAGEMENT REPORT: S. Elmore from EPI reported the following:

- **WOW Agreement** – S. Elmore is still in negotiations with WOW.
- **Gutter Cleaning** – Gutter cleaning has been completed.
- **Tree Removal Report** – Tree removal is complete.
- **Siding Power Washing Proposals** – S. Elmore received proposals for power washing the entire property in 2022 and the Board proposed adding 25% of the property over the next four years in addition to the current 2022 year.

Motion – Motion by J. Quigley to approve power washing the siding of all Kingspointe buildings in 2022 and 25% of the buildings each year for the next four years. Seconded by L. DeKeyser. Motion unanimously approved.

- **Insurance Package Policy Renewal** – S. Elmore reported that the insurance renewal premium is \$65,049. Once the roofing loss drops off of the loss runs, the premium will decrease to approximately \$50,000 which is the current rate for the 2022 budget.
- **Landscaping** – S. Elmore reported that the contract with Elevations expired on 11/30/21. He recommended that the Board set up a remote meeting with two of the lowest bid contractors that bid on the property which were Brightview and Sebert. The Board stated that they would review the bids and then set up a date when the proposals can be reviewed.
- **Landscape Replacement** – S. Elmore recommended getting the cost for new plant material from the other two bidders so that the Board could do an overall contract that would include the plant material previously quoted on by Elevations. The Board felt that the more items included in the contract the lower the overall cost would be to the Association.
- **Tree Replacement** – The Landscape Committee will walk the property in the Spring to see which trees need to be removed and those that need to be replaced. S. Elmore will get the cost of seed or sod to cover the area where trees were removed but not replaced from the landscape contractor.
- **Exterior Painting Bid Specifications** – S. Elmore attached the exterior bid painting specifications for the Board's review. It was noted that the bids were being obtained for the four year painting program which is due in calendar 2022.

- **Sealcoating** – S. Elmore reported that bid specs attached were attached which were for those driveways previously replaced which also would include those older driveways which would not be replaced in 2022. The bid specifications included one and two coats of sealcoating. Once the Board had approved the driveways to be replaced management would follow up with the bidders accordingly.
- **Driveway Replacement** – S. Elmore inspected the driveways and assigned a grade for each. J. Quigley will review the list and make recommendations and S. Elmore will then get bids (Mr. Elmore stated that he would update the inspection list done last Sunday).
- **FACP** - S. Elmore reported that all sensors and heaters are working in the FACP rooms and that there were no frozen lines this season.

RULE APPEALS – will be heard during Executive Session

INSPECTION REPORT: S. Elmore reviewed the Inspection Report with the Board.

UNFINISHED BUSINESS: There was no Unfinished Business to discuss.

NEW BUSINESS:

- Association Attorney – The Board authorized S. Elmore to retain Stuart Fullert as the Association's new attorney as he was more aggressive in the collection of past due assessment funds.
- Annual Meeting – The annual meeting will be held March 14, 2022 unless it needs to be changed due to any Covid restrictions.

OPEN FORUM:

- Reminder to residents to put out salt.

ADJOURNMENT:

Motion – Motion by K. Murfay to adjourn the meeting at 6:46 pm to Executive Session. Seconded by J. Quigley. Motion unanimously approved.

The meeting resumed at 7:09 pm.

Motion – Motion by K. Murfay to waive a \$50 noise violation for 931M. Seconded by J. Quigley. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn the meeting. Seconded by J. Quigley. Motion unanimously approved.

Respectfully Submitted: EPI Management Company, LLC