

KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
May 8, 2023

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on May 8, 2023. K. Murfay called the meeting to order at 6:02 p.m.

Present at the meeting: K. Murfay
 J. Quigley
 D. Hill
 K. Galewski
 K. Akula
 R. Masood
 M. Stevens – EPI Management

Absent: J. Stepien

MINUTES:

Motion – Motion made by K. Galewski to approve the meeting Minutes from March 13, 2023. Seconded by D. Hill. Motion unanimously approved.

GUESTS: Doug Sury, Association attorney, was present at the meeting to discuss legal questions.

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

Total Checking & Savings	\$303,163.85
Accounts Receivable	\$ 39,798.85
Total Assets	\$370,666.70

COMMITTEE REPORTS:

- **Landscaping Committee** –K. Murfay reported that New Dimensions has been doing weekly mowing on Wednesdays. The Committee met with Sam to discuss issues with the grass and get recommendations. The Board received pricing for aeration and seeding and will move forward with it. Homeowners will need to water after aeration and seeding. The lawn will be tested for grubs and treated if necessary. There are many trees that need pruning by Kramer and a four-year trim schedule will be set up. The landscaper requested that residents put out a pink flag if there are plants they do not want trimmed. The Committee will schedule a landscape walk.
- **Communications** – D. Hill reported that the newsletter was delayed to include more information, i.e., landscape information. Any information to be included in the newsletter should be sent to epi@epimanagement.com.

- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Asphalt & Concrete** – The Committee will schedule a walk and move forward once they receive the report.
- **Rules & Regulations Committee** – Nothing to report

MANAGEMENT REPORT: M. Stevens from EPI reported the following:

- **Landscaping** – A copy of the contract with New Dimensions for aeration and seeding was attached. A proposal for grub control was received for \$4,870. Management will follow up with New Dimensions regarding the soil samples. A proposal from New Dimensions in the amount of \$5,310 to restore areas where trees were removed back to turf was tabled to be discussed during executive session. The area will need to be watered 2-3 times per week for 2 weeks once restored. Discussion regarding quotes from Kramer was tabled. The City of Naperville is scheduled to trim trees near the end of the year. The City will inspect the area for dangerous trees that need to be removed or trimmed.
- **Sewer Line** – A sewer line backup occurred at 2732 McClellan in the laundry room and F.A.C.P. room. Aqua City confirmed that a tree root penetrated and cracked the line. The root was cleared from the line. The sewer line is a Limited Common Element and can be repaired and charged back to the homeowner. The proposal from Aqua City to repair the line is \$5,800. The Board will discuss this during Executive Session.
- **Asphalt/Concrete** – The asphalt and concrete will be inspected in the next few weeks.
- **Power Washing** – Power washing is tentatively scheduled for May 15th.
- **Light Fixtures** – The Board will discuss light fixtures during Executive Session.

RULE APPEALS – Will be heard during Executive Session.

UNFINISHED BUSINESS: There was no Unfinished Business to discuss.

NEW BUSINESS:

- **2023 Fire Alarm Inspection** – M. Steven will confirm that this has been completed.

OPEN FORUM:

Homeowners brought up issues regarding privacy dividers, garbage in neighbor's bins, and account balances not being updated.

ADJOURNMENT:

Motion – Motion by K. Murfay to adjourn the meeting to Executive Session at 6:540 pm. Seconded by J. Quigley. Motion unanimously approved.

Motion to close Executive Session and return to Open Session.

Motion – Motion by J. Quigley to approve payment by the Association for repair of the sewer line at 2732 McClellan and charge 25% of the amount back to each unit involved. Seconded by K. Murfay. Motion approved. R. Masood opposed.

Motion – Motion by J. Quigley to require an exterior modification form approved by the Board for divider fences in the back of the units and the fences will be installed at the owner's expense. Seconded by K. Murfay. Motion unanimously approved.

Motion – Motion by K. Murfay to adjourn the meeting at 7:28 pm. Seconded by J. Quigley. Motion unanimously approved.

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