

**Four Lakes Condominium Association B  
Minutes of the Board of Director's Meeting  
February 17, 2020**

R. Topps called the Four Lakes Condominium Association B Regular Meeting to order on Monday, February 17, 2020 at 7:00 p.m. in the West Annex of the Lodge.

**In Attendance:**

R. Topps- President  
G. Jenkins – Vice President  
J. Ciaffara – Director  
G. Damore- Secretary  
S. Howat- Treasurer  
S. Elmore – EPI Management Representative

**Approval of the Monthly Meeting Minutes:**

*Motion – Motion made by G. Damore to approve the minutes of December 12, 2019 as corrected. Seconded by G. Jenkins. Motion unanimously approved.*

**Guests:** There were no guests scheduled.

**Treasurer's Report:** S. Howat reviewed the financials as of January 31, 2020

**Balance Sheet**

Total checking and Savings	\$472,003
Total Accounts Receivable	\$ 55,240
Total Assets	\$531,383
Total Accounts Payable	\$ 19,355
Total Current Liabilities	\$ 56,560

*Motion- Motion made by G. Jenkins to approve the financials as of January 31, 2020. Seconded by S. Howat. Motion unanimously approved.*

**Committee Reports:**

- **MHOA** – R. Topps stated Snowfest was held with a laser light show. The Police Department has resumed giving MHOA reports of call activity. MHOA has received the schedule for paving for 2020 with \$150,000 being allocated for paving and \$23,000 for additional patching. MHOA has a cannabis rule with no cannabis use in any form. Documents for the sale of the water system to Illinois American Water has been signed and will be submitted to the Illinois Commerce Commission for approval. The appraisal of the value of the system needs to be approved. Sale will not close for approximately a year. G. Damore requested that the agenda be sent to the FLB Board members.

**Management Report:** S. Elmore reviewed a copy of the management report with the Board.

- **Noise Rule/Nuisance & Disturbance**

*Motion - Motion by S. Howat to approve the proposed Noise Rule regarding noise levels above 48dBa. Seconded by G. Damore. Motion unanimously approved.*

- **Cannabis Rule** – No cannabis use in the common elements.

*Motion – Motion by G. Jenkins to adopt the Cannabis Rule. Seconded by S. Howat. Motion unanimously approved.*

- **Pet Rule – No visiting dogs or pet sitting in Association** – S. Elmore will send an explanation attached to the rule to the Board before sending it to the homeowners.

*Motion – Motion by J. Ciaffara to adopt the pet rule as presented to the Membership. Seconded by G.Damore. 4 votes for; one against. Motion approved.*

- **Entry Sidewalk Replacement – 6010 Building** – S. Elmore reported that H&L will replace the entry sidewalk at 6010 at the same cost as 6020 building and the Association will purchase the material directly from the nursery.

*Motion – Motion by J. Ciaffara to approve H & L Contractors to complete the walkway at the 6010 building at a cost for labor of \$6,550. Seconded by S. Howat. Motion unanimously approved.*

- **Balcony Inspections** – S. Elmore recommended that 46 balconies be inspected, one balcony on each floor on each side of the building.

**Motion – Motion by J. Ciaffara to approve Management’s recommendation of inspecting 46 balconies. Seconded by G. Jenkins. Motion unanimously approved.**

- **5950 Roof Proposals** – S. Elmore presented proposals from three companies for the complete tear off of the roof.

*Motion by G. Jenkins to approve roof replacement at the 5950 building by RCH at a cost of \$325,600. Seconded by S. Howat. Motion unanimously approved.*

- **Vinyl Flooring** – S. Elmore reported that the labor to replace the vinyl flooring on the 2<sup>nd</sup> floor is \$2,935. Vinyl flooring will be purchased by the Association from Floor & Décor.

- **Special Events Insurance Coverage**– S. Elmore reported that special events are covered by the Association insurance as long as the event is sanctioned by the Board and no liquor in any form is served. S. Elmore will contact the fire department for any restrictions.

- **Balcony Resurfacing Scheduling** – S. Elmore will get additional proposals for the balcony resurfacing. 30 balconies are scheduled to be done in 2020.

- **Hallway Decorating** – S. Elmore proposed adding a chair rail to the hallways. He will do a test hallway for the Board. A committee the chair rail and the color.

**Inspection Report** – S. Elmore reviewed the Inspection Report with the Board.

**Rules Appeals** – Appeals will be heard in Executive Session

**Old Business:**

- **Rental Rule Restrictions** –The goal of the rule is to slowly lower the rentals to 30%. Current owners would be grandfathered. Discussion was tabled until the next meeting.

**New Business:** No new business.

**Open Forum:**

- Owner – The emergency lights are out in his building.
- Owner – Woman in the area is throwing walnuts out for the squirrels by the 6010 building.
- Owner – Questions about parking.

*Motion – Motion by S. Howat to approve adjournment of the regular meeting to executive session at 9:21 p.m. Seconded by G. Damore. Motion unanimously approved.*

**Executive session was called to order at 9:22 PM.**

**Meeting was called back into order from Executive Session at 9:26 PM.**

*Motion: Motion was made by G. Jenkins to accept the rule violation recommendations outlined in the management report. Seconded by S. Howat. Approved.*

*Motion – Motion was made to adjourn the meeting at 9:28 PM. Approved.*

*Respectfully Submitted,  
EPI Management Company, LLC*