

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING MINUTES
March 18, 2019**

The Special Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held at the Naperville Municipal Center on March 18, 2019. Chairman John Quigley called the meeting to order at 6:06 p.m. and confirmed a quorum of the Board was present.

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

Absent : Chris Geraci
 Chuck Dolan

J. Quigley stated that the purpose of the Special Board meeting was to listen to two proposals for the evaluation of whether or not the Association had any basis to make an insurance claim for storm and hail damage.

Proposal of Insurance Claim for Roofing/Siding Damage:

Sahara Windows and Doors:

Iver Johnson from Sahara Window and Doors introduced himself and stated that the Company specializes in the evaluation of storm damage as the firm has an insurance adjuster within the firm that helps adjust storm damages and works with the insurance company to adjust any loss. Mr. Johnson and his partner discussed how the Company went around the Kingspointe Association property and inspected selected buildings for storm damage (not all buildings were inspected). Mr. Johnson stated that if their firm was successful in getting a claim honored their maintenance company would automatically complete the work per the claim – the Association would not be able to bid out the work.

The Board asked several questions and thanked Mr. Johnson along with the other representatives from his company.

Safeguard Public Adjusters Inc.:

Kevin Schultz from Safeguard Public Adjusters Inc. introduced himself and made a short presentation to the Board as to what his company did. Mr. Schultz stated that he was a licensed public adjuster who adjusts storm damage claims for Clients and that his firm would adjust any damages and deal directly with the insurance

carrier to settle any claim. Safeguard's fee was 20% of any amount ultimately adjusted with the insurance carrier. Once the loss was adjusted his job would be completed and the project turned over to the Board to bid out the project based on any specifications they wished to develop. The Board asked several questions of Mr. Schultz and then thanked him for making his presentation.

The Board then discussed in open session the pros and cons for each firm. At the end of the discussion it was generally felt that the best option for the Association would be to have Safeguard retained to adjust any loss which would leave the Association free to bid out the work and select a vendor of their own choosing which was not an option with Sahara Window and Doors.

Motion- Motion was made by J. Quigley to approve Safeguard Public Adjusters to adjust any storm damage loss. Seconded by J. Lagodney. Unanimously approved.

The Board directed EPI to obtain the contract from Safeguard and forward it to the Association's attorney for review and then inform the Board accordingly.

Adjournment:

Motion-Motion made by J. Stepian to adjourn meeting at 8:11pm to Executive Session. Motion unanimously approved.

Respectfully Submitted: EPI Management Company, LLC