

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

November 7, 2016

The May meeting of the Kingspointe of Naperville Condominium Association Board of Directors was held at the Naperville Municipal Center on November 7, 2016. Danielle Bayze called the meeting to order at 6:33 p.m. and confirmed a quorum of the Board was present.

Present at the meeting: Judy Stepien
 Chris Geraci
 Dannette Hill
 Julie Lagodney
 Karen Peterson
 Chuck Dolan
 D. Bayze – EPI Management

Absent: Johnny Walker

Approval of the Minutes:

Motion – J. Stepien moved to approve the minutes of the September 19, 2016, Board of Directors Meeting as presented. Seconded by C. Geraci. Motion was unanimously approved.

Guests: Drew from Drew's landscaping – Drew stated that the Association will get a final tune up of the leaf pick up by the end of November. Regarding the Route 59 contract, Drew stated roughly 45-50 trees were removed and around 30 were replaced. Drew suggested an anti-descendent treatment to help prevent pine needles from drying out. The Board replied to have Management get quotes for this procedure.

Open Forum:

- Unit Owner asked if H2O and ION are the same company. The Board replied that ION is the installer and W2O is the software service company but that both work in tandem.
- Unit owner asked if the water readings are real time or a day behind. Management replied that the final reading will be all of the water consumed through that billing date.
- Unit owner at 1049 Sheridan stated that since the water meter installation, the water pressure has gone down. Management replied that the plumber had checked the lines and that there was nothing blocking the flow of water to the unit as there is only a flapper wheel on the meter.
- Unit owner at 903 Sheridan would like his patio power washed to remove the mildew. Also mentioned he had a small electric fire in the electrical box, due to inadequate wiring for full size washer & dryer. Management stated that the wiring would be an Owner issue. Management stated that they would provide a cost to clean the patios (which only takes power washing) and provide the cost to the board at the January 2017 meeting.

Treasures Report:

- D. Bayze gave the financial report for the period 10/31/2016 as follows:

Checking/Savings:	\$261,004.55
Accounts Receivables:	\$47,689.60
Total Assets:	\$308,694.15
Liabilities (accounts payables):	\$142,823.18
Current Liabilities:	\$160,078.82
Total Liabilities:	\$160,078.82
Total Equity:	\$148,615.33
Total Liabilities & Equity:	\$308,694.15

Motion – C. Geraci moved to approve the financials as submitted of October 31, 2016. Seconded by J. Lagodney. Motion was unanimously approved.

Committee Reports: J. Lagodney reported:

- Would like to request quotes to have the poplar tree at the rear of the 961 Sheridan trimmed.
- Water bags should be removed off trees and stored for future use.
- J. Lagodney also reported that the Committee would address the dead trees in the spring and would then recommend which trees should be replaced.

J. Stepien reported:

- There will be a newsletter sent out within the next month.
- The water bills do not have a return address on the envelope and she would like that added.

Management Report: Ms. Bayze (EPI) reported:

Motion – K. Peterson moved to approve the 2017 budget with a 2% increase. Seconded by C. Dolan. Motion was unanimously approved.

- 30% Rental Restriction – D. Bayze presented the Board with a copy of a report showing the units that have been “grandfathered” relative to the leasing restriction. She also informed the Board that these accounts have been sent to the Association’s attorney for collection. The Board had requested to obtain an opinion whether or not family is included in the rental percentage.
- Water Meter Billing – D. Bayze presented to the Board a summary report of the initial billing invoice that was billed out in the total amount of \$10,269.89 out of a total bill of \$11,193.15. She also advised the Board that there have been 5 complaints that the water bills on a few units have been too high. Management has told those Owner’s that the meter can be removed and replaced and then sent back

to ION for testing but that if the testing proved that the meter was ok, that the Owner would be charged \$200 to remove and install a new meter and \$150 to ION for shipping and testing charges. To date almost all of the usage has come from toilets where the flapper has not sealed allowing water to run constantly. It was also noted that each Member can monitor on a daily basis the actual amount of water that they are using.

- Aquatic Report – D. Bayze presented the Board with a copy of the lake report from Aquatic, along with a quote for 2017 in the amount of \$2562.00. The Board requested additional quotes.
- Census Card Report – D. Bayze presented the Board with a copy of the fines that have been issued to the units that have not turned in a 2016 census card.
- Landscaping Status – D. Bayze advised the Board of the following: 1) Route 59 Project – A copy of the contract was presented to the Board, along with a short video showing the completed work along Route 59. 2) Aeration/Over-Seeding – A copy of the contract was presented to the Board. 3) Omega – A copy of the email of the lawns not repaired by the Route 59 wall.
- Driveway Replacement/Sawcuts – D. Bayze advised the Board that Fireman's has completed the driveway replacements and garage entry saw cutting for 2016. S. Elmore also presented to the Board three bids for the sealcoating of the driveway for 2017.

Motion – J. Lagodney moved to approve Firemen Sealcoating for one coat of driveway sealcoating for 2017 not to exceed the amount of \$11, 885.00. Seconded by J. Stepien. Motion was unanimously approved.

- Investors (3rd Party Addresses) – D. Bayze advised the Board that the number of 3rd party addresses as of 11/01/2016 was 34.4%
- Pressure Washing – D. Bayze advised the Board that Inside-Out had begun the power washing of the buildings along the north perimeter of the property.

Inspection Report:

- D. Bayze reviewed the inspection report with the Board.

Miscellaneous Correspondence:

Motion – Motion was made to sustain the rental documents violation for unit 2712S. Approved.

Motion – Motion made by J. Lagodney to adjourn the regular meeting at 8:54 p.m. Seconded by J. Stepien. Unanimously approved.

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