

**KINGSPOINTE OF NAPERVILLE CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
September 11, 2023**

The Board of Directors meeting of the Kingspointe of Naperville Condominium Association was held virtually on September 11, 2023. K. Murfay called the meeting to order at 6:03 p.m.

Present at the meeting:

K. Murfay  
J. Quigley  
D. Hill  
K. Galewski  
R. Masood  
K. Akula  
S. Adler – EPI Management

**MINUTES:**

*Motion – Motion made by K. Murfay to approve the meeting Minutes from August 7, 2023. Seconded by J. Quigley. Motion unanimously approved.*

**GUESTS:** No guests were present at the meeting.

**TREASURER’S REPORT** - The Board reviewed the financial report as of August 31, 2023 as follows:

Total Checking & Savings	\$253,233.02
Accounts Receivable	\$ 48,298.26
Total Assets	\$328,835.28
Total Accounts Payable	\$ 14,368.00
Total Liability	\$ 91,462.31
Homeowner’s Equity	\$237,372.97
Total Liability & Equity	\$328,835.28

**COMMITTEE REPORTS:**

- **Landscaping Committee** –K. Murfay reported that Board members met with New Dimensions to give a possible extension to the contract and receive a quote for trimming bushes and removing dead bushes. They are also planning to maintain the pond trees.
- **Communications** – Nothing to report.
- **Finance Committee** – Nothing to report.
- **Building/Grounds** – Nothing to report.
- **Asphalt & Concrete** – J. Quigley reported that they are on schedule to have the driveways replaced this year and will get sealcoating approved today.

- **Rules & Regulations Committee** – Nothing to report

**MANAGEMENT REPORT:** S. Adler from EPI reported the following:

- **Landscaping** – S. Adler reported that he asked New Dimensions for alternate bushes instead of boxwood for the front planter beds.
- **Bush Trimming** –

*Motion – Motion by K. Murfay to approve the New Dimension proposal for \$13,633 to trim bushes and remove dead branches around the neighborhood.*

- **Seeding Tree Rings** – S. Adler reported that New Dimension will seed over and blanket the areas where trees were removed.

*Motion – Motion by K. Murfay to approve New Dimensions for reseeding this fall of the areas where trees were removed at a cost of \$5,310. Seconded by K. Galewski. Motion unanimously approved.*

- **Tree Trimming** – S. Adler reported that he received a proposal from New Dimensions for tree trimming and removals for \$21,300. Discussion was tabled until the Board discusses a proposal received from Kramer for cyclical trimming and removal.
- **Scrub Trees** – S. Adler reported that he received a proposal from New Dimensions to cut down the scrub trees and weed growth along the shoreline of the pond and continue bi-weekly maintenance throughout the season. Initial cost is \$1,430 and \$600 per trim until the end of the season. Discussion was tabled until after discussing the Kramer proposals.
- **Kramer Proposals** – S. Adler reported the proposal by Kramer for tree trimming and removals has four phases. Discussion was tabled to Executive Session.
- **Sanitary Sewer Failure** – S. Adler reported there was a sewage backup at 1023-33 Sheridan Circle. The sewer line is shared by six units. Cost to replace the sewer line is \$4,800. Discussion of responsibility was tabled to Executive Session.
- **Driveway Replacement/Sealcoating** – S. Adler reported that the contracts have been signed for driveway replacement and they will begin later this month. Sealcoating contracts have been forwarded to the contractor for signature.
- **Bulb Replacement** – Discussion was held regarding bulb replacement of the garage coach lights and the most cost-effective way to replace them.
- **Bush Replacement Behind Units** – S. Adler reported that he met with Sam to talk about alternatives for bush replacements behind the units. He also asked for alternate costs on fence installations for the Board's review.

**RULE APPEALS** – Will be heard during Executive Session.

### **UNFINISHED BUSINESS:**

- **Exterior Painting** – The contractor will be back next week to finish the buildings that were not completed last season and repair additional rotted wood.

### **NEW BUSINESS:**

- **Elect Secretary**

*Motion – Motion by K. Murfay to approve R. Masood as Secretary/Treasurer. Seconded by D. Hill. Motion unanimously approved.*

- **Dryer Vent Cleaning** – J. Quigley requested dryer vent cleaning be done since it has not been done since 2017. The Board directed Management to get quotes for a group rate.

### **OPEN FORUM:**

Homeowners discussed issues regarding towed cars, timely payment postings, website updates, landscaping replacements.

### **ADJOURNMENT:**

*Motion – Motion by K. Murfay to adjourn the meeting to Executive Session 7:30 pm. Seconded by K. Galewski. Motion unanimously approved.*

*Motion to close Executive Session and return to Open Session.*

*Motion – Motion by K. Murfay to reverse the parking fine 955 Sheridan Circle. Seconded by K. Galewski. Motion unanimously approved.*

*Motion – Motion by K. Murfay to approve \$21,000 for tree trimming in Quadrant 1 by Kramer for fall 2023. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to approve charging unit owners at 1023-1033 affected by the sewer line failure \$4,800 to repair the plumbing issue. Seconded by J. Quigley. Motion unanimously approved.*

*Motion – Motion by K. Murfay to reverse the fine for 939 Sheridan Circle. Seconded by D. Hill. Motion unanimously approved.*

*Motion – Motion by K. Murfay to adjourn the meeting at 8:21 pm. Seconded by J. Quigley. Motion unanimously approved.*

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