

**COURT HOMES OF FRANKFORT SQUARE
CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRETORS' MEETING**

September 26, 2024

The Board of Directors RULES meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, September 26, 2024 virtually.

Present at the Meeting: Lisa Tidwell – Treasurer
Adolf Castillo - Secretary
Mark Stevens – EPI Management

Absent:

Guests: Attorney Doug Sury

Unit Owners: Phillip Lee, Gary Schneider, Stacie Kamien, Abraham Alwan

Minutes: Lisa Tidwell motioned to approve the August 2023 minutes. Seconded by Adolf Castillo, approved unanimously.

Financials: Lisa Tidwell read the financial report as of August 31, 2024. The grand total of the checking, money market, receivables equals \$72,429.87. Lisa Tidwell mentioned that pending liabilities stand at \$179,197.74. Lisa Tidwell motioned to approve the report as read, seconded by Adolf Castillo. Approved unanimously.

Management Report & Open Session:

- Board and management advised that there were various roof repairs made recently.
- Gutter cleaning will be performed in November once weather conditions and leaf drop as much as possible.
- *Reminder was stated that landlords are required to submit lease and census information to management prior to leasing a unit or prior to renewal of a lease. Also all new tenants are to meet with members of the Board for an introductory orientation.*
- The Board stated that owners need to contact the Will County Animal Control at 815-469-4907, not the Frankfort Animal Control for any animal issues including voles.

Rule Violation & Appeals:

No appeals.

Adjournment: Meeting was adjourned at 8:21 P.M.

Respectfully Submitted:

EPI Management Company, LLC.