

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

August 18, 2022

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, August 18, 2022 virtually.

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

Absent:

Guests: None

Unit Owners: Jennifer Scmhuul, Sean Carls, Rachel Nowak, and Red & Madeline Senger.

Minutes: Corrections are to change manger to manager in #4 and correct the next meeting date. Motion made by Lisa Tidwell to approve the minutes from the June meeting with the two corrections as submitted. Ruth Shaver seconded, approved unanimously.

Financials: Lisa Tidwell advised that as of May 31, 2022 the grand total in the checking account, money market and CD totaled as well as Receivables was \$156,112.12. Motion made by Adolf Castillo to approve financials as read. Ruth Shaver seconded. Approved unanimously.

Management Report & Open Session:

- Board requested management forward deck repair quote once received from Construction Concepts.
- Manager provided update on the engineers work related to the siding specifications and the siding specifications. Board will review the specifications and advise management once ready to proceed with bidding out the project.
- Manger advised the asphalt replacement work will begin in the coming weeks as well as the roof replacements.
- Board discussed the deck staining project in further detail once they can meet with Construction Concepts to review the deck repairs and the quote for that work. Management has requested status on the bid for the repair portion of this project.
- Management advised that delinquent monies collection was continuing and owners were or may be submitted to the attorney for collections.

- 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.
- Mr. & Mrs. Senger asked that their sidewalk be looked along with their front stoop for possible repair required.
- Mr. Carls thanked the Board for addressing several maintenance concerns he had at the June meeting and appreciates the time and effort put into the complex.

Rule Violation & Appeals:

All violations were voted on during the open session.

Adjournment: The meeting was adjourned at 7:55 P.M. Next meeting will be held on October 20, 2022 for the annual election in person. All board meetings are expected to be held virtually.

Respectfully Submitted:

EPI Management Company, LLC.