

**COURT HOMES OF FRANKFORT SQUARE**  
**CONDOMINIUM ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRETORS' MEETING**  
**February 17, 2022**

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:32 P.M., on Thursday, February 17, 2022 virtually.

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

**Absent:** Adolf Castillo - Secretary

**Guests:** None

**Unit Owners:** Vivian Gonzales and Allie Arias.

**Minutes:** Motion made by Lisa Tidwell to approve the minutes from the December meeting as submitted. Ruth Shaver seconded, approved unanimously.

**Financials:** Lisa Tidwell advised that as of December 31, 2021 the grand total in the checking account, money market and CD totaled as well as Receivables was \$125,908.62. Motion made by Lisa Tidwell to approve financials as read. Ruth Shaver seconded. Approved unanimously.

**Management Report & Open Session:**

- Board requested management review the rental list.
- Board approved proposing leased unit proposed rules to all owners. The rules will be reviewed and voted on at the April meeting.
- Board discussed the spring gutter cleaning and power washing projects with Aqua Pro. Lisa motioned to approve Aqua Pro for both projects, seconded by Ruth, approved unanimously.
- Board discussed garbage proposal from Homewood. Lisa motioned to approve new contract for \$2,981, seconded by Ruth, approved unanimously.
- Board discussed landscaping proposal from Bill's for \$54,800. Lisa motioned to approve with the same recommendations as recent years, seconded by Ruth, approved unanimously.
- The siding replacement project, which is in the beginning planning stages, was discussed. Board agreed to have an engineer inspect the buildings and draft the replacement specifications to be used in bidding the project. Board approved having some siding removed for the engineer to confirm what will be required for the specs for this project.
- Board discussed the deck staining specifications and schedule for use in bidding the project over the winter. Management has sent out bid specs for the project.

- Management and Board will talk in spring and coordinate the concrete and asphalt walks as has been done in past years.
- Board stated snow removal has been so far.
- 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.
- Management was advised that a tenant has a dog in their unit. Management advised they would reach out to the Association's attorney after the meeting to begin the process for addressing that violation.

**Rule Violation & Appeals:**

All violations were voted on during the open session.

**Adjournment:** The meeting was adjourned at 8:42 P.M. Next meeting will be held on April 21, 2022 virtually. All board meetings are expected to be held virtually.

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