

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

December 1, 2022

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, December 1, 2022 virtually.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Mark Stevens – EPI Management

Absent: Adolf Castillo - Secretary

Guests: None

Unit Owners: Gary Schneider

Minutes: Motion made by Lisa Tidwell to approve the minutes from the August Board and October Annual meetings as submitted. Ruth Shaver seconded, approved unanimously.

Financials: Lisa Tidwell advised that as of October 28, 2022 the grand total in the checking account, money market and CD totaled as well as Receivables was \$207,728.62. Motion made by Ruth Shaver to approve financials as read. Lisa Tidwell seconded. Approved unanimously.

Management Report & Open Session:

- Budget was discussed. Motion made by Lisa Tidwell to approve the budget as proposed with an increase, seconded by Ruth Shaver, approved unanimously.
- Rental unit was discussed related to a pet in the unit which is against the Association Rules. The dog may have been removed at this time, it will be monitored to determine status.
- 7714 + 16 Grovewood wall repairs. Motion made by Lisa Tidwell to bill back appropriate charges to the owners based off water source being from unit owners windows, seconded by Ruth Shaver, approved unanimously.
- Management stated the county will be contacted to discuss permit requirements going forward to determine if there is any leeway related to plat a surveys or water bills from owners.
- Management advised that the landscaping and deck staining project will be bid out. Also the two remaining roof replacements will be bid out for spring. Other projects such as asphalt and concrete specifically will be reviewed in late spring, early summer.
- 2023 meeting dates were discussed and approved by the Board. Management will post to the website.

- 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:

All violations were voted on during the open session.

Adjournment: The meeting was adjourned at 8:30 P.M. Next meeting will be held on February 16, 2023. All board meetings are expected to be held virtually.

Respectfully Submitted:
EPI Management Company, LLC.