

**Citadel on the Pond  
Townhome Owners Association  
Board Meeting  
February 11th, 2026**

**Opening:**

- The Virtual Meeting was called to order by S. Adler of EPI at 6:32 PM
- In attendance...
  - President: B. Zickert
  - Treasurer: S. Klikas
  - Secretary: E. Fuller
  - EPI Manager: S. Adler
  - Five owners from three units

**Minutes:**

- E. Fuller made a motion to dispense with the reading of the 12/03/25 Minutes and approve the Minutes. S. Klikas seconded the motion and the Dec. 3<sup>rd</sup> 2025 Minutes were approved.

**Financial Report:**

- The 2025 operating expenditures were 4.8% (\$29,145.02) lower than budgeted. The expense accounts that were under budget are Additional Landscaping, Tree Care, Wetland Restoration, and General Maintenance.
- There may be fiscal year 2025 invoices, yet to paid, that could increase our expenditures for the year-end final numbers. Any fiscal year 2025 savings will be allocated to the Reserve funds, as the BOD deems appropriate.
- This report is based on information from the EPI Financial Statements.

**Landscape Report:**

- E. Fuller stated that the Westmont accounting dept. delayed the \$1198.00 reimbursement for the two 2025 shade trees planted at units 500 and 521 due to a processing technicality. Hopefully the issue will be resolved by 02/28/26.

**Maintenance Report:**

- Plotke will seal-coat all driveways in the spring, as this project was delayed from last fall. S. Adler said that he will follow up with Plotke to get the 2026 asphalt road repair quote for certain sections from the 2025 Committee walk-through.
- S. Adler confirmed that the Perma-Seal concrete lifting repair quote/warranty issues from the 2025 Committee walk-through have not been received.
- It was suggested that the garage coach light project be funded that was tabled earlier in the year. A majority of the owners voted for the project via the survey.

**Pond Report:**

- It is recommended that the second Pizzo burn be done in early spring, so that the native seedlings dispersed after the burn grow quickly and fill in the areas.

**Management Report:**

- S. Klikas made a motion to approve the 2023 Financial review that was completed by Cukierski and Associates. E. Fuller seconded the motion.
- The BOD asked S. Adler to get a quote from Cukierski for a 2024 financial review, as that was the transition year to Wintrust for the Association's funds.
- B. Zickert made a motion to approve Western Suburbs Concrete for \$7500.00 to replace two patios (604 & 698) in the spring. S. Klikas seconded the motion.
- The Pizzo wetland Pond contract signed last year is good through 2027.
- S. Adler to follow up on the roof coating teleconference presentation to the BOD.
- Westmont Code Enforcement confirmed that there are no rear drainage issues at 732 Oakwood Dr. on to the Citadel grounds at the Pond lawn area.
- Westmont stated that no permit is needed for the snow plow equipment storage.
- Two units had gutters burst from ice damage and they will be repaired by RCH.
- S. Adler inspected the 540-542 Pro Wood retaining wall fence and said that he did not find any cracked boards that needed further repairs.
- S. Adler explained that the interest earned on the Association's bank funds is reported on an accrued budget basis. S. Klikas stated that two checks that were re-issued have not cleared the bank yet. The BOD questioned the final year-end numbers. B. Zickert made a motion to table the 2025 year-end P & L statement for approval until the numbers could be verified. E. Fuller seconded the motion.
- The BOD unanimously agreed to table the year-end financial review for verification, that all invoices were processed and that two checks had cleared.

**Homeowner's Forum:**

- 719 asked for the next virtual meeting date, which is April 22<sup>nd</sup>, 2026.
- 661 asked about the work order procedure for gutter repairs.

**Closing:**

- B. Zickert made a motion to adjourn the meeting and S. Klikas seconded it. The meeting was formally adjourned at 6:59 PM. Executive Session followed.

*Respectfully Submitted: E. Fuller, Secretary for The Citadel on the Pond*