

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

August 23, 2018

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:35 P.M., on Thursday, August 23, 2018 at the Frankfort Square Park District.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Adolf Castillo - Secretary

Mark Stevens – EPI Management

Absent: **None**

Guests: Deputy Ken Rafferty from Will County Sheriff.

Unit Owners: Al Gonzales, Sean Carls, Anthony Walsh, Joe Skrezyna, Urban and Madeline Senger, Lisa Voticke.

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

Financials: Lisa Tidwell advised that as of May 31, 2018 the grand total in the checking account, money market and CD totaled as well as Receivables was \$302,383.20. Motion made by Adolf Castillo to approve financials as read. Ruth Shaver seconded. Approved unanimously.

Management Report & Open Session:

- The Board discussed quotes submitted by Bill's Landscaping for installing a Linden and sump pump extension for \$500 and \$1,270. Lisa Tidwell motioned to approve both contracts, seconded by Adolf Castillo, approved unanimously.
- The Board discussed and approved mailing Ombudsperson with the proposed 2019 budget.
- Association insurance quotes were discussed. Motion made by Lisa Tidwell to approve Farmers for \$42,616, seconded by Adolf Castillo, approved unanimously.
- 20115 Hampton – Modification for new windows was discussed and approved unanimously.
- Violation appeals for \$100 census fines was discussed with owners in attendance. Due to problems with mail delivery in the area, the motion was made by Lisa Tidwell to reverse the \$100 fine for those owners that have submitted their census card. For those which have not submitted the census card, those \$100 fines stand. Ruth Shaver seconded, approved unanimously.
- Three (3) separate units totor appeals were discussed. Motion made by Lisa Tidwell, seconded by Ruth Shaver to reverse the violations.

- Fine appeal for owners prior tenants violations for toters left out, garage door left open and other noise were discussed. Motion made by Lisa Tidwell, seconded by Ruth Shaver to reverse violations and fines.
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- Precise Tree quote for tree installation by 7716 Ivy was discussed. Lisa Tidwell motioned to approve the quote, Ruth Shaver seconded, approved unanimously.
- The Board and Management stated they would be meeting with the deck staining company to discuss the remaining decks in order to get them stained this year. Money has continued to be withheld from the contractor until the work is completed. In the future this project will be divided into smaller sections so the contractors can complete the necessary work in a single season.
- The Board stated that owners need to contact the Will County Animal Control at 815-469-4907, not the Frankfort Animal Control.
- Board advised there would be some concrete work conducted before the end of the season as well as Sealcoating of Douglas and Deerfield Courts.
- Projected projects for 2018 were discussed: one to two new roofs, possible asphalt replacement, power washing of select units/buildings, gutter cleaning, paint the yellow parking lines and speed bumps, garage door frame painting, Sealcoating Douglas and Deerfield Courts.

Rule Violation & Appeals: No appeals for this meeting.

Adjournment: The meeting was adjourned at 9:14 P.M. Next meeting will be held on August 23, 2018 at the Frankfort Square Recreation Center.

Respectfully Submitted:

EPI Management Company, LLC.