

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

**August 17, 2023**

The Board of Directors RULES meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:39 P.M., on Thursday, August 17, 2023 virtually.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Mark Stevens – EPI Management

**Absent:** Adolf Castillo - Secretary

**Guests:** None

**Unit Owners:** ERP Investments, Phillip Lee, Gary Schneider, Jennifer Schmuul,

**Special Rules Meeting:** Board opened the meeting at 7:35 P.M. Proposed rule was read to the members. The proposed rule changes the time frame for the introductory interview/meeting from 14 days to 30 days after receipt of all documentation. No questions from the audience. Lisa Tidwell motioned to approve the rule as proposed, Ruth Shaver seconded, approved unanimously. Meeting was adjourned at 7:58 P.M.

**Minutes:** Lisa Tidwell motioned to approve the June minutes. Seconded by Ruth Shaver, approved unanimously.

**Financials:** Lisa Tidwell read the financial report as of May 31, 2023. The grand total of the checking, money market, receivables equals \$175,412.09. Lisa Tidwell motioned to approve the report as read, seconded by Ruth Shaver. Approved unanimously.

**Management Report & Open Session:**

- Insurance bid was read. Management advised additional quotes for the policy were being requested.
- Deck Staining Project was explained. Orland Painting had just started working on their approved phase. Chafee Construction and Construction Concepts would be starting their sections in the upcoming weeks.
- 7757 Garland Ibeam repair proposal was discussed for \$1,650 by Construction Concepts. Lisa Tidwell motioned to approve, seconded by Ruth Shaver, approved unanimously.
- Snow removal quotes were discussed. Lisa Tidwell requested that the contractors be contacted to see if they would decrease their quotes.
- The updating of the Association's Declaration was discussed. Lisa Tidwell motioned to approve to have this updated by the Association's attorney to bring it current with State laws. Ruth Shaver seconded, approved unanimously.

- *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:**

No appeals.

**Adjournment:** Meeting was adjourned at 8:21 P.M.

*Respectfully Submitted:*

*EPI Management Company, LLC.*