

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

April 18, 2019

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, April 18, 2019 at the Frankfort Square Park District.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Adolf Castillo - Secretary

Mark Stevens – EPI Management

Absent:

Guests: Deputy Ken Rafter from Will County Sheriff.

Unit Owners: None.

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

Financials: Lisa Tidwell advised that as of March 31, 2019 the grand total in the checking account, money market and CD totaled as well as Receivables was \$332,187.45. Motion made by Adolf Castillo to approve financials as read. Ruth Shaver seconded. Approved unanimously.

Management Report & Open Session:

- Board reviewed quotes for Sealcoating and replacement of Almond Ct. asphalt. Lisa Tidwell motioned to approve Pavement Systems for Sealcoating the 3 main streets for \$11,375, seconded by Adolf Castillo, approved unanimously.
- Lisa Tidwell motioned to approve Pavement Systems for replacement of Almond Ct. asphalt for \$31,537, seconded by Ruth Shaver, Adolf Castillo abstained. Approved.
- Snow removal quotes were discussed. Lisa Tidwell motioned to approve Suburban Maintenance for 2 years for \$36,277 per season, seconded by Adolf Castillo, approved unanimously.
- Board mentioned Aqua Pro will be conducting the gutter cleaning in May and June. After completion of that they will conduct the power washing.
- 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.
- Board advised there would be sealcoating conducted in 2019 and possibly the replacement of Almond Court asphalt. Staining of several decks not completed as part of that original project. 1-2 roof replacements. Power washing of the buildings and gutter cleaning.

Rule Violation & Appeals: No appeals for this meeting.

Adjournment: The meeting was adjourned at 9:11 P.M. Next meeting will be held on June 20, 2019 at the Frankfort Square Recreation Center.

Respectfully Submitted:
EPI Management Company, LLC.