

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

**April 21, 2022**

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:35 P.M., on Thursday, April 21, 2022 virtually.

Present at the Meeting: Ruth Shaver – President  
Lisa Tidwell – Treasurer  
Adolf Castillo - Secretary  
Mark Stevens – EPI Management

**Absent: None**

**Guests: None**

**Unit Owners:** Jennifer Scmhuul and Jennifer Simpson.

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

**Financials:** Lisa Tidwell advised that as of March 31, 2021 the grand total in the checking account, money market and CD totaled as well as Receivables was \$193,503.01. Motion made by Lisa Tidwell to approve financials as read. Ruth Shaver seconded. Approved unanimously.

**Management Report & Open Session:**

- Board requested management hold the quotes from Bills Landscaping until they can walk the area once everything blooms in June.
- Manager provided update on the engineers work related to the siding specifications and the pending siding inspection. Board requested being notified when onsite as they would like to be present for as much of the inspection as possible.
- Board advised they will review the roof replacement quotes once the other project inspections are completed and those quotes received. Adolf requested an average of the roof replacement costs the past 2 years.
- Manger advised the spring gutter cleaning and power washing projects with Aqua Pro will start up likely in middle of May depending on the weather.
- Board discussed the deck staining specifications and schedule for use in bidding the project over the winter. Management has sent out bid specs for the project.
- Management and Board are coordinating the concrete and asphalt walks as has been done in past years.

- 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.
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**Rule Violation & Appeals:**

All violations were voted on during the open session.

**Adjournment:** The meeting was adjourned at 8:14 P.M. Next meeting will be held on June 16, 2022 virtually. All board meetings are expected to be held virtually.

*Respectfully Submitted:*  
*EPI Management Company, LLC.*