

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

December 5, 2019

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:32 P.M., on Thursday, December 5, 2019 at the Frankfort Square Park District.

Present at the Meeting: Lisa Tidwell – Treasurer

Adolf Castillo - Secretary

Mark Stevens – EPI Management

Absent: Ruth Shaver – President

Guests: None

Unit Owners: Kathleen Rusnak, Madeline Senger, Stacie Kamien.

Minutes: Motion made by Lisa Tidwell to approve the minutes from the October meeting as submitted. Adolf Castillo seconded, approved unanimously.

Financials: Lisa Tidwell advised that as of October 30, 2019 the grand total in the checking account, money market and CD totaled as well as Receivables was \$320,228.94. Motion made by Adolf Castillo to approve financials as read. Lisa Tidwell seconded. Approved unanimously.

Management Report & Open Session:

- Lisa advised that Management and herself met with Bill's Landscaping to discuss the concerns over various maintenance issues and complaints from owners specifically the bush trimming. Lisa advised that the Board is going to attempt to have the on-site foreman for Bill's attend the February meeting as well. Owners will be notified via the regular meeting notice if he will be in attendance.
- Landscaping maintenance quote from Bill's was briefly discussed. Board tabled decision until February meeting.
- 7751 Emerald foundation crack. Lisa Tidwell requested Management look to see the slider door was ever replaced. Also requested to obtain additional quote for repair as currently only 2 were submitted to Management.
- Toter numbering is a potential project that will be discussed at upcoming meetings.
- Board requested that the rental amounts be included in each report going forward.
- Proposed budget was discussed. Lisa Tidwell motioned to approved budget as presented with no assessment increase, Adolf Castillo seconded, approved unanimously.
- Projects anticipated for 2020 will be continuing asphalt replacement, possibly 1-2 roof replacements, landscaping upgrades, possibly dirt or mulch put around various trees, gutter cleaning and power washing, possibly some deck staining since it will be 5 years since some decks were last stained.

Rule Violation & Appeals: There were no appeals at this time. All other violations were sustained.

Adjournment: The meeting was adjourned at 8:45 P.M. Next meeting will be held on December 5, 2019 at the Frankfort Square Recreation Center.

Respectfully Submitted:

EPI Management Company, LLC.