

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

**June 16, 2022**

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:33 P.M., on Thursday, June 16, 2022 virtually.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Mark Stevens – EPI Management

**Absent:** Adolf Castillo - Secretary

**Guests:** None

**Unit Owners:** Jennifer Scmhuul, Gary Schneider, Sean Carls, Rachel Nowak, Deborah Ackmann, and Susan Simpson.

**Minutes:** Motion made by Lisa Tidwell to approve the minutes from the April 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 \$156,112.12. 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.
- Board requested management obtain Hamstra's opinion on which two (2) roofs are the ones they would recommend be replaced this year.
- Manager provided update on the engineers work related to the siding specifications and the siding specifications. Board will review the specifications and advise management once ready to proceed with bidding out the project.
- 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 project in further detail once they can meet with Construction Concepts to review the deck repairs and the quote for that work. Management has requested status on the bid for the repair portion of this project.
- Board discussed the concrete quote submitted by County Cement in the amount of \$11,900. Motion made by Lisa Tidwell to approved, seconded by Ruth Shaver, approved. Board later amended this

motion to include the possible inclusion of the sidewalk by 7729 Floral due to tree roots uplifting portions of the walk and causing a trip and fall hazard.

- Board discussed the quotations submitted by Pavement Systems. Motion made by Lisa Tidwell to approve all three (3) quotes to fill various potholes in the complex for \$3,227, tear out and replace Briar Ct. for \$32,497, and sealcoat for \$4,788, seconded by Ruth Shaver, approved.
- 7716 Grovewood wall repairs were discussed. Lisa Tidwell motioned to approve the repairs by Construction Concepts for \$1,370.
- 20153 Deerfiled foundation repairs were discussed in the amount of \$857.30 by Perma Seal. Lisa Tidwell motioned to approve the work, seconded by Ruth Shaver, approved.
- 7721 Galeview foundation repairs were discussed in the amount of \$1,309 by Perma Seal. Lisa Tidwell motioned to approve, seconded by Ruth Shaver, approved.
- Management advised they will be following up with Difoggio Plumbing on the extension to the cleanout recently installed so the area can be repaired.
- Management advised that delinquent monies collection was continuing.
- Board discussed violation for ball catching net on property. Violation was sustained.
- Board discussed several violation appeals for camera installations in various locations. Violations were sustained. Board stated doorbell cameras were acceptable without modification requests. At this time no other camera installations would be permitted on the siding or garages.
- 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:**

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.*