

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

October 17, 2019

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:34 P.M., on Thursday, October 17, 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: None

Guests: Deputy Ken Rafter from Will County Sheriff.

Unit Owners: None.

Election: Quorum was met. Lisa Tidwell was elected via unanimous ballot.

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

Financials: Lisa Tidwell advised that as of September 30, 2019 the grand total in the checking account, money market and CD totaled as well as Receivables was \$266,069.59. Motion made by Ruth Shaver to approve financials as read. Adolf Castillo seconded. Approved unanimously.

Management Report & Open Session:

- 7730 Douglas tree removal & replacement quote by Bill's Landscaping for \$650 was discussed. Motion made by Lisa Tidwell to approve, seconded by Adolf Castillo, approved unanimously.
- Association Insurance was discussed. Motion made by Lisa Tidwell to approve State Farm for \$48,891 seconded by Adolf Castillo, approved unanimously.
- Board stated there would be a copy of the proposed 2020 budget submitted to owners in November. The Board conducted general review of the budget and made several revisions to be made prior to owner submittal.
- Projects anticipated for 2020 will be continuing asphalt replacement, possibly 1-2 roof replacements, landscaping upgrades, possibly dirt or mulch put around various trees.

Rule Violation & Appeals: There was an appeal for a late fee reversal which was denied.

Adjournment: The meeting was adjourned at 8:35 P.M. Next meeting will be held on October 17, 2019 at the Frankfort Square Recreation Center.

Respectfully Submitted: EPI Management Company, LLC.