

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

June 20, 2023

The Board of Directors RULES meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, June 29, 2023 virtually.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Adolf Castillo - Secretary

Mark Stevens – EPI Management

Absent: None

Guests: None

Unit Owners: ERP Investments, Phillip Lee, Lacey Ackmann, Gary Schneider, Ron Lester, Kathleen Rusnak, Madeline Stolinski, Lena Starceвич, Vivian Duggan, Michelle Arthur, Olivia Arias, Lorraine Polikemi, gilbert, Sean O’Hare, Erica M, Lisa Voticke, Amy Bollman-Hahn, Susan Simpson, Michelle, Susan Simpson, Brian Miller, Brian Murray, Gina Brandani, Matt Jajkowski, Florence Jennifer Schmuul,

Rules Meeting: Proposed rules regarding dog weight limit and investor documentation fee were read to all members. Owners asked and voiced opinions regarding the proposed rules. There no motions by the Board to vote to approve either proposed rule, therefore neither rule passed, neither rule will go into effect.

Rules Meeting was adjourned at 8:31 P.M.

Board of Directors meeting was called to order at 8:31 P.M.

All Board members present.

Minutes: Lisa Tidwell motioned to approve the February minutes, April meeting did not have quorum. Seconded by Adolf Castillo, approved unanimously.

Financials: Mark Stevens read the financial report. Lisa Tidwell motioned to approve the report as read, seconded by Adolf Castillo. Approved unanimously.

Management Report & Open Session:

- Landscaping bids were read. Lisa Tidwell motioned to approve Bills Landscaping for \$55,920, seconded by Adolf Castillo, approved unanimously.
- Deck Staining Project was explained and bids were read including list of contractors that declined to bid the project. Lisa motioned to approve Orland Painting, Chafee Construction and Construction Concepts to all perform sections of this project. Adolf Castillo seconded, approved unanimously.

- 7717 Ivy Ibeam repair proposal was discussed for \$5,550 by Construction Concepts. Lisa Tidwell motioned to approve, seconded by Adolf Castillo, approved unanimously.
- 20104 Frankfort Square Road foundation repair was discussed for \$2,176.50 by Perma Seal. Lisa Tidwell motioned to approve, seconded by Adolf Castillo, approved unanimously.
- Snow Removal quotes will be discussed at the August meeting.
- Asphalt replacement for three Graceland driveways was discussed for \$24,578 by Pavement Systems. Lisa Tidwell motioned to approve, seconded by Adolf Castillo, approved unanimously.
- Owner request for fine reversal was discussed. Lisa Tidwell motioned to deny reversal, Adolf Castillo seconded, approved unanimously.
- ***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:

No appeals.

Adjournment: Meeting was adjourned at 8:52 P.M.

Respectfully Submitted:

EPI Management Company, LLC.