

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

**June 20, 2019**

The Board of Directors meeting of the Court Homes of Frankfort Square Condominium Association was held at 7:30 P.M., on Thursday, June 20, 2019 at the Frankfort Square Park District.

Present at the Meeting: Ruth Shaver – President

Lisa Tidwell – Treasurer

Mark Stevens – EPI Management

**Absent:** Adolf Castillo - Secretary

**Guests:** Deputy Ken Rafter from Will County Sheriff & Brian Dombrowski from Creative Painting.

**Unit Owners:** None.

**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 May 31, 2019 the grand total in the checking account, money market and CD totaled as well as Receivables was \$330,607.25. Motion made by Ruth Shaver to approve financials as read. Lisa Tidwell seconded. Approved unanimously.

**Management Report & Open Session:**

- Board reviewed quote for roof replacement at 20131-37 Hampton for \$10,652. Motion to approve by Ruth Shaver, seconded by Lisa Tidwell, approved unanimously.
- Board reviewed quote from Hamstra for shingle repairs to 20158 Graceland for \$800. Lisa Tidwell motioned to approve the repairs, seconded by Ruth Shaver, approved unanimously.
- Safeguard quote for 20153 Deerfield was discussed. Lisa Tidwell motioned to approve Safeguard repairs for \$1,465, seconded by Ruth Shaver, approved unanimously.
- Board stated there would be sealcoating conducted after the replacement of Almond Court asphalt. Staining of several decks not completed as part of that original project. 1-2 roof replacements. Power washing of the buildings and gutter cleaning should be completed near end of the month.

**Rule Violation & Appeals:** Appeal for dog barking was discussed and fine sustained.

**Adjournment:** The meeting was adjourned at 9:44 P.M. Next meeting will be held on August 15, 2019 at the Frankfort Square Recreation Center.

*Respectfully Submitted: EPI Management Company, LLC.*