

OLYMPIA FIELDS EAST HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES OF MARCH 14, 2026
Meeting Held at Olympia Fields Conference Center, 20701 Governors Hwy., Olympia Fields, IL 60461

The meeting was called to order by President Carlando Owens at 9:04 AM.

Attendance

The following board members were present: Carlando Owens, Thomas McNeal, Sam Cosentino, Meli Marquez, Monica Plaid, Arthur Bryd, Beverly Sanders, Steven Jackson, Pat Hopkins, and Larry Mullins. Board Members absent: None.

Approval of Previous Minutes

The minutes from the board meetings of January 10, 2026 and February 14, 2026 were distributed to all board members prior to the meeting. Sam Cosentino moved to dispense with the reading and approve the minutes of February 14, 2026, Steven Jackson seconded, and the motion was unanimously carried by the Board. Sam Cosentino moved to dispense with the reading and approve the minutes of January 10, 2026, Larry Mullins seconded, and the motion was unanimously carried by the Board.

President's Report

President Carlando Owens introduced OFEHA's newly assigned HALO Officer, Mikasas Waters. Officer Waters shared a bit of his background in law enforcement; he has been a police officer for three years. He encouraged the OFEHA Board and residents to reach out to him with any concerns.

President Owens reported that the barrier stones on 207th Street and Corinth were moved to a nearby property at the request of a resident. The Village is in the process of returning the stones, which were moved in error without discussion with OFEHA. Four of the six stones have been returned. Jessica Washington, Village Administrator and OFEHA resident will check on the status of the remaining two stones.

Social Committee/Fundraising Report

Chairman Larry Mullins reported that the Spring Steppin' event will be held on Friday, May 29, 2026 from 7 pm – 11 pm., at the Sargeant Means Park Bradford Barn. Refreshments/food are included in the \$35 per ticket price. Payment can be made by cash or online using a QR code. A steppin' instructor will provide lessons. The goals for the event are to sell 100 tickets and to bring the community together for a fun social gathering.

Beautification Committee Report

Committee Chair Meli Marquez reported the following:

- Communications were initiated with the Building Commission for the monument installation.
- Informal conversation and a presentation on the proposed lighting project on 207th was provided by Landscape Forums. The estimated cost for solar lighting is \$10,000 per unit/light pole.
- The general landscaping contract is in place.
- The grant application will be ready for review in a couple of days. The 2026 project locations are at the end of 207th Street and Brookwood Terrace 5. A planting event will be held in the spring and may include blood pressure tests and other activities to attract participation.

- A resident on Corinth at 208th reported a flooded basement that may have occurred through a window. Art Jones, Director of Public Works, will investigate the flooding. The Village has additional projects scheduled to address the ongoing flooding.

Finance Report

Treasurer Arthur Byrd reported revenue from membership dues through February 28, 2026, of \$3,468.50. An additional \$1,200 was received through Friday, March 13, 2026, but has not been deposited. A \$1.50 is deducted from payments paid via GoDaddy. \$700 was received for 2025 grant projects: \$100 remaining from the first project and \$600 from the second project. This results in total first quarter 2026 inflows of \$4,168.50, less bank charges of \$6.00, for a net total inflow of \$4,162.50.

The current 2026 beautification budget is \$9,000. A budget update from the committee is requested. The Social Committee requested a \$100 check for the steppin' event venue deposit.

Communications Committee Report

Committee Chair Sam Cosentino would like to include upcoming events in the newsletter and on the website. Each QR code receives its own identity for each event from which reports can be generated. There is an option on the OFEHA website for donations outside of regular membership payments. March 14, 2026, is the deadline for newsletter submittals. Only one newsletter is planned for 2026. The previous print business for the newsletter is no longer available, and the committee is looking into options to secure a replacement vendor.

President Owens shared that paid advertisements/announcements are available for the newsletter and helps defer the printing costs. The price ranges from \$15 for a business card size ad to \$100 for a full-page ad.

Membership Committee Report

Committee Chair Monica Plaid reported that adding a due date to the membership solicitation letter and placing signs throughout OFEHA has helped with revenue collection at an earlier rate. Treasurer Byrd concurred and recognized the efforts of the committee. A meeting is scheduled with Park Director Jesus Vargas on Saturday, March 21, 2026, at 10 am. Tom McNeal held a preliminary meeting with Vargas, who stated that a meet and greet for OFEHA could possibly be held in the area near the swings and tennis courts. Jessica Washington shared that the village's Community Relations Committee has planned a picnic for June 13, 2026, at Bicentennial Park.

Village Liaison

Village Liaison Tom McNeal attended the March 10, 2026 meeting at Village Hall on the proposed apartment complex east of the senior center at Vollmer and Park Drive. The Planning and Zoning Committee voted to approve the variance to move forward. The residents in attendance were against the project.

Village Trustee Kelvin Oliver stated he was initially against the project, but felt the information presented by the developer was compelling. He recommended a web search for 444 Social apartments in Lincolnshire as an indicator of their projects. The land for the project is currently in a TIF district and not producing revenue for the Village. Each apartment would contribute 5% to pay the costs of road, fire and police. The targeted residences are projected to have an income of at least \$70,000.

Treasurer Byrd added that Governor Pritzker is not doing what he promised with the initiation of the Affordable Housing Act in which 10% of new housing would be allocated to low-income households.

Washington stated that the Village is not bringing anything in to devalue property. There will be a screening process for applicants. At this time, the project is not a done deal. The Village will maintain its beauty, nature, and charm. There will be a nonnegotiable additional fee similar to a sales tax to offset taxpayers' property tax. The project will add a new building to the property tax rolls.

Jamie Foley, Beautification Committee Vice-chair, stated that the Southland Development Corporation was told no apartments would be built in the village. The corporation proposed a project near the viaducts on Vollmer, which would have been a 100-unit development commuter location with small businesses/stores and green space. Why not evaluate multiple proposals? Washington countered the project was entertained; however, the project did not fit into immediate plans. The developer that is currently being considered has owned the property for over a decade. Other past proposals from them did not fit, but this one does. However, it is not a done deal and had to be voted on. Condominiums are not moving now, but apartments are. Millennials and Gen Zs don't necessarily want to be tied to a home.

Marquez does not believe the project will appeal to younger people. A mixed-use project might have more appeal. Housing to address younger families should be considered.

Trustee Oliver provided additional information. The project was not included on the March 18, 2026, agenda/meeting. 13% of the property tax bill is attributable to the village and 75% to the schools. The Village envisions that area as a walkable city center. There have been no tax increases in the village in five years, yet the budget includes road repairs and additional swells to address the flooding.

Washington provided an update on the Jewel plaza. The village is working towards demolishing the buildings but first must address environmental issues such as asbestos. The McDonald's restaurant will be rebuilt and reoriented. Construction will begin this spring.

Trustee Oliver announced the 100th anniversary centennial celebration in 2027. Two things are needed from this group. 1) Pam Oliver is spearheading the effort to document 100 years/100 stories. She would like to interview people that helped to shape the village. To schedule an interview, contact the Olivers at 708-674-7444. 2) In what way would OFEHA like to be part of the celebration? There might be a parade of HOAs going into Bicentennial Park. The committee is looking for volunteers for the gala and other centennial events.

Old Business/Tabled Topics

President Owens will resend the link to the Board for ByLaws updates. President Owens and Plaid are collaborating on the selection of a dedication memorial plaque for former OFEHA past president, Pat Collier. Pat served as president for eight years. A granite bench will be placed in the cul de sac at Promethian Way and Chariot. It will need to be secured to the ground. Pat's widow Ethel and other family members will be present. Pat Hopkins inquired as to who was responsible for updating the listing of local businesses. Washington will provide an updated list to President Owens.

New Business

There was no new business.

Next Meeting Date

The next Board meeting is scheduled for Saturday, May 9, 2026, at 9 AM at the Olympia Fields Conference Center. The conference center is switching from key to fob entry.

Adjournment

Monica Plaid moved to adjourn the meeting, Tom McNeal seconded, and the motion was unanimously carried. The meeting was adjourned at 10:58 AM.