

Chelsea Place Townhome Owners Association – CPTOA
Board Meeting Minutes
www.chelseacircletownhomes.com
Date: August 22, 2024 Time: 3:05pm
Location: 0N680 Napolitan Residence

Board Members in Attendance: Lisa Napolitan–President, Bill Riban–Vice President, Laurel Ingram– Secretary, Barbara Helm–Treasurer

➤ **Owners Forum and Committee Reports:**

- Three successful TGIF neighborhood gatherings were held by the Social Committee during June, July, and August.
- A formal request was made by Greg and Kathy Bailey not to renew the landscaping contract for 2025 with Elevations. Complaints from many other owners have been received.

➤ **Meeting Minutes:** Minutes from the Board Meeting held June 5, 2024, were approved.

➤ **President’s Report:**

- A new roof and gutters were installed on Building 7 (4 units) for a total cost of \$50,668.
- A new roof and gutters were installed on Building 9 (5 units) for a total cost of \$60,608.
- Painting of Building 3 (3 units) by Spectrum Improvements is scheduled to begin September 2. Total cost of wood replacement and painting is estimated to be \$18,600.

➤ **Treasurer’s Report:**

- Edward Jones Reserve Account balance is \$250,278 as of August 22, 2024.
- Special Assessment for Roofing Funds account is \$68,453.

➤ **New Business:**

- Lisa will be asking Chicago Hardscape for a proposal for landscaping services for 2025.
- Bartlett Trees recommended aphid treatment for the Linden trees affected. The board approved \$425 to treat 8 trees.

➤ **Next Possible Meeting Dates:**

- The Board agreed to meet 3pm on Monday, November 18th at Lisa’s home.
- The annual CPTOA Meeting will be held at 7pm on Wednesday, December 4th at the Winfield Library.

The meeting was adjourned at 5:30 pm.

Respectfully Submitted,
Laurel Ingram
Secretary