

**FOUR LAKES CONDOMINIUM HOMES CONDOMINIUM ASSOCIATION D BOARD MEETING  
MINUTES 06-27-2018**

**I. CALL TO ORDER**

Secretary Saulius Bertulis called the meeting to order at 7:48 PM. Board Members were present: EPI Representative Scott Adler, President Jeff Driscoll, Treasurer Joyce Peters, Vice President Karen Forslin-Bojnansky, Secretary Saulius Bertulis and Director Caterina Varvaro was absent.

**II. APPROVAL OF THE MINUTES**

05.23.2018 meeting minutes will be approved via email

**III. GUESTS – No guests**

**IV. OPEN FORUM – No owner was present**

**V. COMMITTEE REPORT**

Landscape Committee – Phase I lake restoration project is now completed.

Architectural & Maintenance – Fairway Dr. building exterior painting is now completed.

Treasurer – Joyce updated the board with financial situation.

MHOA Board Delegate – No updates.

**VI. MISCELLANEOUS OPERATING:**

- A) Parking Lot Renovations - Paving project has been delayed to July 9th, weather permitting.
- B) Insurance Renewal – Karen made a motion to accept Greater New York, CNA Insurance and Hanover insurance one-year association insurance policy for a total of \$35,136. Jeff seconded the motion, all in favor, motion passed.
- C) Stairwell Renovations – Board is waiting for the third contractor to come to the meeting
- D) Landscape – Karen made a motion to approve Clarence Davids proposal for the additional outcropping stone walls installed at a cost of \$34,872. Jeff seconded the motion, all in favor, motion passed.
- E) Downspout extension - Karen made a motion to accept Clarence Davids proposal for the

extension of the downspout drain tile at the rear of 6011/6013 Forest View to prevent erosion damage at a cost of \$548. Jeff seconded the motion, all in favor, motion passed.

- F) Tree removal - Karen made a motion to accept Clarence Davids proposal for the removal of three (3) trees around 6000/6002 East Lake for a cost of \$1,115, which equals \$371.66/tree. Jeff seconded the motion, all in favor, motion passed.
- G) Fire Alarm Testing – Jeff made a motion to approve revised testing agreement from Chicago Metro Fire Prevention. Without heat/smoke detectors sensitivity testing. The removal of this testing reduced the cost of the addendum by \$6,495. Karen seconded the motion, all in favor, motion passed.
- H) Heat/Smoke Detector replacement - Karen made a motion to accept Chicago Metro Fire Prevention proposal to replace expired heat/smoke detectors for a total of \$8,160. Jeff seconded the motion, all in favor, motion passed.
- I) Mosquito Treatments – Karen made a motion to accept Clarke Environmental mosquito abatement proposal for a total of \$2,200. With the caveat that two services were not performed and proposed contract price will have to be adjusted accordingly. Jeff seconded the motion, all in favor, motion passed.

**Modification Requests: None submitted for this period.**

**Rule Appeals and Violations – Board reviewed the rule appeals and violations.**

**Sales:**

**6014 East Lake, 1B - \$123,000**

**6006 East Lake, 3D - \$145,000**

**6006 East Lake, 3A - \$154,900**

**Inspection Report – Board reviewed the inspection report.**

**Work Order Report – Board reviewed the work orders.**

**Adjournment**

**Saulius made a motion to adjourn the meeting at 10:24 PM. All Board Members were in favor and motion passed.**

**Executive Session**