

**FOUR LAKES CONDOMINIUM HOMES CONDOMINIUM ASSOCIATION D BOARD MEETING
MINUTES 02-28-2018**

I. CALL TO ORDER

President Jeff called the meeting to order at 6:44 PM. Board Members present: EPI Representative Scott Adler President Jeff Driscoll, Vice President Karen Forslin-Bojnansky, Secretary Saulius Bertulis, Director Caterina Varvaro and Treasurer Joyce Peters was absent.

II. APPROVAL OF THE MINUTES

Karen made a motion to approve 12.20.2017 minutes, Jeff seconded the motion, all in favor, motion passed.

III. GUESTS – Jason Doland with J. Doland engineering

IV. OPEN FORUM

Owner of 6004-2F East Lake Dr. expressed concerns about the ice issue on the walkway by the building entrance

V. COMMITTEE REPORT

Landscape Committee – No updates

Architectural & Maintenance – No updates.

Treasurer – No updates.

MHOA Board Delegate – MHOA is working to obtain specification for new pathway bridge replacement.

VI. MISCELLANEOUS OPERATING:

- A) Parking Lot Renovations – Jeff made a motion to approve J. Doland Engineering specifications for bidding for a parking lots five, six, seven and eight for 2018 season replacement plus change orders as needed for the lot six. Karen seconded toe motion, all in favor, motion passed.
- B) Stairwell Renovations – Board gave directions to Scott to send specifications for bidding.
- C) Janitorial – Jeff made a motion to take Cleanmax 2017 spring carpet cleaning credit for a total of \$1,260. Keren seconded toe motion, all in favor, motion passed.

- D) Exterior Painting – Jeff made a motion to approve Painters Inc. exterior painting proposal for the buildings on Fairway Dr. for a total of \$26,520 Caterina seconded the motion, all in favor, Saulius abstained the motion, motion passed.
- E) Exterminating – Karen made a motion to approve D&H Pest Control exterior and foyer exterminating proposal for Exterior treatment \$2,495 and foyer treatment \$627 for a total of \$3,122 Jeff seconded toe motion, all in favor, motion passed.
- F) Post Lighting LEDs – Board gave directions to Scott to obtain more information on the LED light fixture cost and if we can qualify for ComEd rebate.
- G) MHOA Invoice – Karen made a motion to approve invoice #10367 for a total of \$1,358.40 and invoice #10391 for a total of \$1,784, Jeff seconded the motion, all in favor, motion passed.
- H)

Modification Requests: None submitted

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

Sales:

6013 Forest View-1F \$140,500

6019 Forest View-1A \$137,000

5904 Forest View-1E \$96,000

6006 Forest View-1A \$148,000

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 8:45 PM. All Board Members were in favor and motion passed.

Executive Session