

**FOUR LAKES CONDOMINIUM HOMES CONDOMINIUM ASSOCIATION D BOARD MEETING
MINUTES 01-23-2019**

I. CALL TO ORDER

Vice President Karen Forslin-Bojnansky called the meeting to order at 6:57 PM. Board Members were present: EPI Representative Scott Adler, Vice President Karen Forslin-Bojnansky, Director Caterina Varvaro and Secretary Saulius Bertulis. President Jeff Driscoll, and Treasurer Joyce Peters, were absent.

II. APPROVAL OF THE MINUTES

Karen made a motion to approve 12.19.2018 meeting minutes. Saulius seconded the motion, all in favor, motion passed.

III. GUESTS – No guests

IV. OPEN FORUM – No owners was present

V. COMMITTEE REPORT

Landscape Committee – No updates.

Architectural & Maintenance – No updates.

Treasurer – No updates.

MHOA Board Delegate – Calls to the Police department are slowing down, MHOA road work should be starting this spring and will be phased in three years.

VI. MISCELLANEOUS OPERATING:

- A) 2015 Audit – Will be tabled until the next meeting pending Scott emailing 2015 Audit to the Board members. After further discussion the Board has decided to perform full complete audit rather compilation for 2019 and has instructed Scott go for bids for complete 2019 audit.
- B) Nicor Billing Cycle – Due to Nicor’s billing system cut off issue gas bill will not be issued in January and will resume in February. The Board has directed Scott to send out email blast to notify owners.
- C) Landscaping – Karen made a motion to approve Clarence Davids two year proposal at the cost for 2019 \$28,944 and the cost for 2020 \$29,536, with the additional language in the contract to include large and medium size three branches as the part of the cleanup.

Caterina seconded the motion, all in favor, motion passed.

- D) Shoreline Renovation – Karen made a motion to accept Doland Engineering proposal for engineering services needed to obtain permits from DuPage County for the shoreline renovations, the total cost for this work is \$23,016. Saulius seconded the motion, all in favor, motion passed.
- E) Entry Pot Plantings – Karen made a motion to accept proposal submitted by Clarence Davids for the spring and winter displays for a total cost of \$13,178. Saulius seconded the motion, all in favor, motion passed.
- F) Parking Lot Replacement – Karen made a motion to accept Doland Engineering for the development of the specifications, bid review, and project overview for a total cost of \$15,300. Saulius seconded the motion, all in favor, motion passed.
- G) Parking Lot Sealcoating – Karen made a motion to accept Black Diamond proposal for the sealcoating/crack filling of the 1601-1607 Fairway lot and the off-street parking lot at the front of 6000-6002 East Lake Drive. For a total cost of \$1,947. Saulius seconded the motion, all in favor, motion passed.
- H) Rental of Common Areas – Board gave directions to Scott to find out what will be the insurance cost.

Modification Requests: None submitted for this period.

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

Sales: No closed sales for this period.

Inspection Report – Board reviewed the inspection report.

Work Order Report – Board reviewed the work orders.

New business:

6013-1F Forest View Rd. - Board will send warning nuisance letter.

Adjournment to executive session

Karen made a motion to adjourn the meeting at 8:31 PM. Saulius seconded the motion, all Board Members were in favor and motion passed.

Board re-convened the meeting at 8:38 PM

5700 Hillcrest Ln Unit 3D Lisle IL 60532 - Karen made a motion to sustain non notify of move in resulting in \$250 dollar fine to reverse non notify of the move out resulting of the \$250 fine and to sustain the move in fee of the \$250 dollars based on the owners February 27th 2018 and December 17 2018 census cards not matching. Saulius seconded the motion, all in favor, motion passed.

Saulius made a motion to adjourn the meeting at 8:59 PM. Karen seconded the motion, all Board Members were in favor and motion passed.