

MINUTES OF TURNBERRY OF BUFFALO GROVE CONDOMINIUM ASSOCIATION - BOARD OF DIRECTORS MEETING

MAY 6TH, 2011

The Board of the Directors of the Turnberry of Buffalo Grove Condominium Association met on May 6th, 2011, at 8pm in unit 309 at the Turnberry Complex, 125 N. Buffalo Grove Road, Buffalo Grove, IL, 60089.

Directors present were Linda Gannon-President, Mahmood Pervais-Vice President, Dmitriy Makarov-Treasurer, Sadaf Hussain- Secretary, and Slava Shkolnik- Director. Several other homeowners were present as well. A quorum was determined and the meeting began by Linda Gannon, President.

The Minutes of the meeting from April 25th, 2011 were adopted successfully.

The Treasurer, Dmitriy Makarov, gave the financial report. The Treasurer noted that the handyman, Ken, was actually an employee of Turnberry, not of our management company, Foster Premier. Due to the excessive amount of hours Ken was putting in, the board decided to reduce his time to 5 hours per week, unless otherwise necessary.

The board agreed to terminate its contract with Foster Premier as of 90 days from Monday, May 9th, 2011. A new management company was chosen, W. L. Seymour will be the new management company.

A landscaping walk was conducted by Linda Gannon and Mahmood Pervais, along with the representative from Acres. It was determined that Turnberry was on a premium plan with Acres. The board decided to chose a much less expensive option. Additionally, the board will be looking into other ways to reduce landscaping costs.

There was a change made to the Rules and Regulations by the board. Hanging flower boxes are now allowed to be placed on balconies, provided they are properly secured.

Director Slava Shkolnik is managing the website. There is no cost to the association for hosting the website.

The board decided to forgo the window cleaning this year to save over \$3800. The window cleaning will be done next year.

The illegal parking situation relating to the church was discussed. The board decided to begin towing the cars at the owner's expense after several warnings.

The garage and carpet cleaning will take place this year. The board is obtaining several bids to determine the best contract.

There was a discussion regarding the vents in the garage not working properly, due to a homeowner complaint. Midwest Mechanical assured the board that vents were in working order upon inspection.

Finally, the date for the general election was established for Wednesday, May 25th, 2011, at 7pm at the Amvets Post 66 in Buffalo Grove, IL. Katrina agreed to email out the notice and proxy to the board members so it could be distributed electronically to decrease costs. There being no further business to discuss, the meeting was adjourned.

Sadaf Hussain, Secretary, 05/25/11