

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

November 28, 2012

The Board of the Directors of the Turnberry of Buffalo Grove Condominium Association met on November 28, 2012, at Amvets Post 66, Liberty Room on 700 McHenry Road in Wheeling, Illinois. The meeting began at 7pm.

Directors present were Linda Gannon-President, Mahmood Pervaiz-Vice President, Sadaf Hussain-Secretary, and Slava Shkolnik- Director. Several other homeowners were present, as well as Nicole Akers-Property Manager. A quorum was determined and the meeting began by Linda Gannon, President.

The minutes of the meeting from August 22, 2012 and special meeting from October 10, 2012, were adopted successfully. The treasurer's report was given by Linda Gannon, as the Treasurer was unable to attend.

The 2013 budget was discussed in great detail. A nine percent reduction in assessments in 2013 was implemented.

Homeowners were notified that several vendors were changed to reduce costs. Vendors included HVAC, cleaning and landscaping/snow removal. The Board will be bidding all contracts as they come up for renewal in order to ensure best value for money.

The Board has decided that Comcast will remain the cable provider. Access Media's proposal was not well received by the majority of the homeowners. The Board will continue investigating ways to reduce cable costs.

Nicole Akers gave reports on the structural engineer's preliminary findings of the facade, the reserve study, and the exterior painting.

Future projects include passing an amendment limiting the number of rental units, investigating insurance companies, working with the structural engineer regarding the facade issue, and painting the balconies.

The meeting was adjourned.