

**MINUTES OF TURNBERRY OF BUFFALO GROVE
CONDOMINIUM ASSOCIATION - BOARD OF DIRECTORS MEETING
November 20, 2013**

The Board of the Directors of the Turnberry of Buffalo Grove Condominium Association met on November 20, 2013, at Amvets Post 66, Liberty Room on 700 McHenry Road in Wheeling, Illinois. The meeting began at approximately 7:05 pm. Directors present were Linda Gannon-President, Mahmood Pervaiz-Vice President, Sadaf Hussain-Secretary, and Slava Shkolnik-Treasurer. 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 14, 2013, were adopted successfully. The treasurer's report was given by Slava Shkolnik-Treasurer.

The 2014 budget was discussed in great detail. An approximate four percent reduction in assessments in 2014 will be implemented.

An update was given on the declaration limiting the number of rentals. Since many homeowners have not responded, the Board is looking into ways to resolve this matter.

Homeowners were notified that the HVAC vendor was changed to reduce costs. Additionally, negotiations with Comcast are underway at this time. The Board bids all contracts as they come up for renewal in order to ensure best money for value.

Homeowners were also reminded that their dryer vent cleaning receipt must be received by December 31st, 2013, in order to avoid fines.

The Board decided to plant a tree in memory of our former board member, Dese Smet, who passed away. Dese was an original owner and loved Turnberry very much. The tree has been planted by the back pond, as this was the view from Dese's balcony. The Board members paid \$300 for the tree ourselves. It was not taken from the Association's accounts. Any homeowner wanting to donate money towards the tree may give it to Linda Gannon.

Nicole Akers gave reports on the cleaning company, repairs in the garage and also next year's seal coating. Future projects discussed included painting the balconies, roof repairs, and tuck pointing. The meeting was adjourned.