

TURNBERRY OF BUFFALO GROVE CONDOMINIUM ASSOCIATION
Board of Directors Meeting
December 21, 2016

A meeting of the Turnberry of Buffalo Grove Condominium Association was called to order at 8:00 PM at AMVETS Post 66, Liberty Room, 700 McHenry Road, Wheeling, IL. It was noted a quorum was present.

BOARD MEMBERS PRESENT: Sadaf Hussain, President
Slava Shkolnik, Treasurer
Bruce Miller, Secretary
Nick Tenerelli, Director

BOARD MEMBERS ABSENT: Sushi Patel, Director

ALSO PRESENT: Jean Gralewski with W. L. Seymour, Inc.
Homeowners Present - Sign-In Sheet with
Management Office

HOMEOWNER PARTICIPATION

Items discussed –

- Patmar is not cleaning the stairwells.
- Doorstop in garage is loose
- Missing 1 elevator pad
- 4th floor cracks in the crown molding and on the 2nd floor by unit 210
- Frame for door chutes (should be painted)

APPROVAL OF MINUTES

The minutes from the August 10, 2016 board meeting were approved.

TREASURER'S REPORT

The treasurer's report was given as of November 30, 2016. In the operating account, the ending balance is \$987.83 and in the money market (reserve) account, the ending balance is \$135,112.54.

REAFFIRMATIONS/MOTIONS

Motion: Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the 2017 Budget sent to the Homeowners.

Motion: Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the proposal from Total Insurance Services for \$14,708 (savings of \$1134 from previous insurance company).

Motion: Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the snow contract from AB Sanchez for the 2016-2017 winter season at the same cost.

Motion: Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the proposal from Hastings Asphalt to do a 4'x6' patch over the pot hole at a cost of \$800.

Motion: Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the proposal from AB Sanchez to trim the fall tree by Unit 202 at a cost of \$415.

Motion: Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the renewal of the management agreement with W. L. Seymour, Inc. for 1 year at a 3% increase.

Motion: Upon motion duly made, seconded and unanimously carried, the Board made a motion for the board positions – Sadaf Hussain (President), Slava Shkolnik (Treasurer), Bruce Miller (Secretary), Sushi Patel (Director) and Nick Tenerelli (Director).

Unfinished Business:

Update – Paintsmith will be onsite Monday, 12/26/16 to paint the unit door on the 4th floor, which is the test door, with the espresso color.

New Business:

The APC Battery backup was ordered.

Obtained one service maintenance agreement for HVAC. Will obtain additional.

Jean mentioned that she will get additional proposals for landscape and snow removal.

Jean provided an update that Waste Management will be crediting the account \$6500. The credit will take 30-60 business days to post to the account.

The leak in Unit 113 was discussed.

The board meeting was adjourned at 8:40 pm.

Minutes by W. L. Seymour, Inc.