

**TURNBERRY OF BUFFALO GROVE CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting**  
**August 16, 2017**

A meeting of the Turnberry of Buffalo Grove Condominium Association was called to order at 7:00 PM at AMVETS Post 66, Liberty Room, 700 McHenry Road, Wheeling, IL. It was noted a quorum was present.

**BOARD MEMBERS PRESENT:** Bruce Miller  
Armando Sorrentino  
Nick Tenerelli  
Rich Kane

**BOARD MEMBERS ABSENT:** Sushi Patel

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

**APPROVAL OF MINUTES**

The minutes from the May 17, board meeting were approved.

**TREASURER'S REPORT**

Rich provided the report. The treasurer's report was given as of July 31, 2017. In the operating account, the ending balance is \$4,150.25 and in the money market (reserve) account, the ending balance is \$109,421.31 for a total of \$113,571.56.

Rich mentioned that we have not been able to transfer money into the money market for the reserve contribution for the last several months due to expenses.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board approved the treasurer's report.

**REAFFIRMATIONS**

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board ratified the approval for Paintsmith to paint the entry signs.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board ratified the approval to renew the contract with Season Comfort.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the spring walk proposal from AB Sanchez.

**Motion:** Upon motion duly made, seconded and unanimously carried, the Board ratified the approval of the mulch proposal from AB Sanchez.

## **PROJECTS/UNFINISHED BUSINESS**

Discussed the proposal for power washing the outside of the building (1<sup>st</sup> Floor)

Unit Doors Update – Paintsmith to do another top coat on Nick's door.

## **NEW BUSINESS**

Discussed programming the key fob system.

The Turnberry Website needs information for owner closing and owner and rental move-ins. Also need usernames and passwords for new owners.

The Board asked for Jean to take a survey of the owners for no smoking in the units.

The Board asked Jean to order a One-Way sign.

The Board asked Jean to contact Patmar about cleaning the mechanical room floor.

## **MANAGER'S REPORT**

Dryer Vent Cleaning and Fire Alarm Testing is scheduled for Saturday, September 30, 2017.

Season Comfort fixed the temperature in the hallways.

Leak at Unit 212 – Not Leaking, still open item.

Leak at Unit 113 – Not Leaking, still open item.

Leak at Unit 111 – HVAC.

## **HOMEOWNER PARTICIPATION**

Cable boxes (old) – need to contact sales rep at Comcast for X1 Boxes.

By unit 210 and 211 – section of molding.

The board meeting was adjourned at 8:30 p.m.

*Minutes by W. L. Seymour, Inc.*