

TURNBERRY CONDOMINIUM ASSOCIATION

The Board of Directors Meeting of the Turnberry Condominium Association
was

Wednesday, May 19, 2010

at AMVETS Post 66

Wheeling, IL 60090

Board Members Present: Dese Smet, Katherine Rose, Dolly Gerszonovicz,
Bruce Miller and Matthew Thomason

Absent: None

Representing Foster/Premier, Inc.: Katie Steckervetz

Homeowners Present: 1

Bruce Miller-President, called the meeting to order at 7:00 PM.

APPROVAL OF THE MINUTES

Upon a motion duly made, seconded and approved, minutes from the
February 17th, 2010 meeting were (X) approved as presented.

TREASURER'S REPORT

Upon a motion duly made, seconded and unanimously carried, the Board
approved the financial statement for the period ending: 04/30/2010.

MANAGEMENT REPORT

Trash Chute Room Tile Project was completed & door stoppers being
installed to prevent damage to walls.

Spring Newsletter was completed & delivered to everyone. Thanks to the
committee for a wonderful job.

Garage Level Trash Room Improvement Project – Proposals obtained for
sanitation improvements. Steel plate added to protect doors from dumpster
handles.

Garage Door Security – Proposals obtained for security lighting when
garage door in use.

Landscape Walk Complete & a couple of larger items cover under warranty.
Acres will donate part of their proceeds to Breast Cancer research for pink
plants purchased.

Main dryer trunk lines cleaning complete.

Window Washing, Carpet Cleaning & Garage Powerwashing scheduled and notices delivered. Call Katie at Foster/Premier to schedule for help removing screens. Exterior of windows only and no balcony windows will be done.

Garage parking spaces & outdoor numbered spaces are deeded. Even if unit is vacant and/or in foreclosure, the parking space is owned by someone.

Town Center removed two of their trees that were bordering Turnberry property. Large limbs had been falling from both.

Theatre/Turnberry Trash Issue – Owners of the theatre claim they have witnessed Turnberry using their dumpsters. While we found this hard to believe, we promised the Theatre & Police Department that we would deliver a memo to all Turnberry residents.

Homeowner responsibility to clean up oil spots if their vehicle or a guests vehicle has an oil leak.

HOMEOWNER FORUM

The Board allowed each homeowner the opportunity to voice any concerns in an open forum, which lasted for approximately 30 minutes.

COMMITTEE REPORTS

Not Applicable

OLD BUSINESS

The Board of Directors approved the following proposals:

Onassis – Painting/Sanitizing of Trash Room Floors & Walls **(\$1,960.00)**
Approved - Cost does not reflect savings of \$310.00 on painting project costs by combining with other upcoming painting project.

Harbro Construction – Wood Bumpers to protect side walls from dumpsters **(\$186.60)** Approved – to be done after painting of trash room

A-1 Suburban – Hardware/Door closer & Door Stopper for Trash Room Door to prevent it from swinging open. **(\$395.45)** Approved & Completed

Acres Group – Spring 2010 Plant Replacements **(\$819.00)** Approved

Ace Metal Refinishers – Elevator Scratch Removal **(\$600.00)** Approved

Mister Natural – Main Dryer Trunk Lines cleaning **(\$871.00)** Approved & completed

Mister Natural – Carpet Cleaning (\$876.85) Approved

ProgramOne – Window Washing (\$3,800.00) Approved

ProgramOne – Powerwashing of Garage (\$975.00) Approved

NEW BUSINESS

Spill Shield or “Slide” at Base of Trash Chute to guide trash in to dumpster. Two steel 12x12 plates at back wall to protect from Trunion bars on dumpsters. Green Team Proposal includes moving light switch up for protection and easier access.

Green Team Tech Solutions (\$733.54) Approved

AM Maintenance (\$546.00) Declined

Overhead Inc. Red/Green Light on Garage Door Operator for safety (\$595.00) Approved

Door Systems – Red/Green Light on East side Garage Door Track for Safety (\$860.00) Declined – Selected Overhead

Door Systems – Strobe Light at Garage Door for Safety (\$1,085.00) Declined – Selected Overhead

Midwest Mechanical – Repairs & belt replacements on Roof Exhaust Vents for Dryer Trunk Lines (\$1,075.00) Approved

ADJOURNMENT

Upon a motion duly made, seconded and unanimously carried, it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 7:30PM. The next Board of Directors meeting will be scheduled in August 18, 2010.

Submitted by Dolly Gerszonovicz
