

## **TURNBERRY CONDOMINIUM ASSOCIATION**

The Board of Directors Meeting of the Turnberry Condominium Association  
was

Wednesday, August 18, 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 May 19th, 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: 07/31/2010. Collections Procedures have helped Association's financial health tremendously

### **MANAGEMENT REPORT**

Landscape Walk – A couple of small items were noticed (i.e. turf damage & trimming) – Acres will take care of these items in the Fall. The recent heat conditions and lack of rain would hinder growing ability of grass seed.

Trash Room Sanitization Project is complete. We have received many compliments, and the vendors are also grateful for a cleaner, healthier work environment.

Garage Door Security Red/Green Lite has been installed.

Comcast DTA Event – Coordinated a FREE event for Comcast to be on-site and install DTA's for all homeowners who were home. The first 3 adapters and labor were at no cost to the homeowners or Association.

Comcast Security Camera Issue – Homeowners who do not have a DVR are not able to access the security camera channel. This is due to the Association needing a piece of equipment installed on the main feed. I am having difficulty getting an answer from Comcast, but spoke to a Supervisor today who has promised to get me an answer within the next couple of days.

Towing Contract – I have found a few options for a towing contract for the Association. I have enclosed the information that was given to me.

Door stoppers have been installed on stairwell and trash room doors to help eliminate drywall damage from door handles.

### **HOMEOWNER FORUM**

The Board allowed each homeowner the opportunity to voice any concerns in an open forum, which lasted for approximately 30 minutes. Economic conditions and property values were discussed, as well as the collection procedures for delinquent assessments

### **COMMITTEE REPORTS**

Not Applicable

### **OLD BUSINESS**

Capps Plumbing Leak in garage between parking spaces 27 & 28  
\$1,462.00 **Approved**

Midwest Mechanical Replace 3 motors on rooftop dryer stack fans  
\$1,604.00 **Approved**

### **NEW BUSINESS**

ADT DVR to Record Security Camera Activity \$1,795.00 **Approved**

North Shore Towing Patrol Contract \$50.00 Annually Call Contract  
\$100.00 Annually **Declined**

Northwest Recovery Spotter No Charge **\*Board decided to meet with Northwest Recovery at a workshop to discuss the procedures before signing the agreement.**

### **ADJOURNMENT**

Upon a motion duly made, seconded and unanimously carried, it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:00PM. The next Board of Directors meeting will be scheduled on November 10, 2010.