

## **TURNBERRY CONDOMINIUM ASSOCIATION**

The Board of Directors Meeting of the Turnberry Condominium Association  
was  
Wednesday, November 10, 2010  
at AMVETS Post 66  
Wheeling, IL 60090

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

Attorney Present: Howard Dakoff

Absent: None

Representing Foster/Premier, Inc.: Katie Steckervetz, Jamie Falconer

Homeowners Present: 11

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  
August 18th, 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: 10/31/2010.  
Collections Procedures have helped Association's financial health  
tremendously

### **MANAGEMENT REPORT**

Landscape Walk – A fall landscape walk was done, and most fall clean-up  
items have been done since then. A few possible Spring replacements were  
noted. Another landscape walk will be done in the Spring and Acres will  
provide a quote at that time for any necessary replacements.

DVR / Security Camera System – Dolly, Dese and I have been continuously  
working to get the DVR done. Unfortunately, the previous DVR did not fit  
in the cable room, but ADT was able to locate one that will and has most of  
the same specifications.

Recycle Bin (Bumper) – Dese and I worked with the Association's  
maintenance vendor to install a bumper on the wall next to the recycle

dumpster. This will prevent that dumpster from hitting and damaging those PVC pipes again.

Key Fob Access System – Dese & I met with the Deputy Fire Marshall & security access system contractor. We are all working together on options to bring this system up to code. In the meantime, the Deputy Fire Marshall has demanded that the key fob access doors from the garage be disabled.

Property Taxes – Homeowners were expressing concerns regarding property taxes on their individual units. Dolly was able to successfully and significantly reduce hers on her own, so she and I put together instructions to the homeowners on how to appeal their assessed values individually. Many homeowners reported that they were successful, and this saved a tax attorney fee.

### **HOMEOWNER FORUM**

The Board allowed each homeowner the opportunity to voice any concerns in an open forum, which lasted for approximately 90 minutes. Concerns that board was not going out to bid on contracts. Also, wanted board to bid other management companies.

### **COMMITTEE REPORTS**

Not Applicable

### **OLD BUSINESS**

Overhead, Inc.	Replace Weather Stripping	\$270.00	<b>Approved &amp; Completed</b>
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ThyssenKrupp	Elevator Cab Fan Replacement	\$765.39	<b>Approved &amp; Part Ordered</b>
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ADT	Bosch DVR for Security Cameras	\$1,875.00	<b>Approved</b>
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Acres Group	Rear Property Entrance Plant Bed	\$483.00	<b>Approved &amp; Completed</b>
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Acres Group 2011 Landscape Proposals:

Additional Services	\$4,250.00	<b>Approved</b>
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Fall Containers	\$1,050.00	<b>Approved</b>
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Summer Annuals & Containers	\$3,295.00	<b>Approved</b>
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Spring Containers	\$1,240.00	<b>Approved</b>
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Winter Containers	\$150.00	<b>Approved</b>
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Mulch	\$3,520.00	<b>Approved</b>
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Watering \$85.00/Occurrence 2x weekly pending weather **Approved**  
Integrated Lakes Mgmt 2011 Pond Maintenance Services \$3,128.00 **Declined**  
Integrated Lakes Mgmt 2011 Aerator Service \$921.00 **Approved**  
Harbro Construction Hallway Painting 2 Coats Off-Season \$27,271.20 **Declined**  
Onassis Decorating Hallway Painting – 2 Coats Off-Season \$17,890.00 **Approved**  
Complex Painting Hallway Painting – 2 Coats Off-season \$35,407.00 **Declined**  
Harbro Construction Securing Chair Rails/Moldings \$1,600.00 **Approved**  
Illinois Paving Sealcoating & Restriping Lot \$4,550.00 **Tabled Until Spring**  
Capps Plumbing Trach Room Spigot ('05 units Issue) \$683.00 **Tabled**  
Fox Valley Fire & Safety Fire Sprinkler Repair \$905.00 **Approved & Part Ordered**

### **NEW BUSINESS**

Foster/Premier, Inc. Two Year Management Agreement \$25,980.00/yr **Approved**  
2011 Budget Adopted and Approved

### **ADJOURNMENT**

Upon a motion duly made, seconded and unanimously carried, it was **RESOLVED** to adjourn the meeting. The meeting was adjourned at 8:30PM. The next Board of Directors meeting will be scheduled on February 23, 2010.

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Submitted by Dolly Gerszonovicz

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