

W. L. Seymour, Inc.

Real Estate Management

1921 ROHLWING ROAD
SUITE D
ROLLING MEADOWS, IL 60008

(847) 359-8980
FAX (847) 359-8981
JMG@WLSeymour.com

July 26, 2016

Dear Turnberry of Buffalo Grove Condominium Association Unit Owner:

You are cordially invited to attend the **2016 Annual Meeting of the Owners** of the **Turnberry of Buffalo Grove Condominium Association**, to be held on **Wednesday, August 10, 2016 at 7:30 p.m.** at **AMVETS Post 66, 700 McHenry Road, Wheeling, IL.**

The purpose of the meeting is to elect three (3) directors who shall serve a two (2) year term to the Board of Directors.

The Board of Directors consists of five (5) positions. The positions of Mahmood Pervaiz, Slava Shkolnik and Nick Tenerelli will expire at the Annual Meeting and they have placed their names in nomination for re-election to the Board of Directors. Bruce Miller has also placed his name in nomination for election to the Board of Directors. A copy of all Candidate Profile Forms are included with this mailing for your review and consideration. The positions of Sadaf Hussain and Sushi Pervaiz will continue for one (1) more year.

IF YOU PLAN TO ATTEND THE ANNUAL MEETING, disregard the enclosed Proxy form. At the annual meeting you will be given a Ballot to cast your vote.

IF YOU ARE UNABLE TO ATTEND THE ANNUAL MEETING, please use the enclosed proxy form to appoint a proxy to cast your vote at the meeting. After completing the form, give it to the person you designate to be your proxy, or send via USPS, facsimile or email to:

Turnberry of Buffalo Grove Condominium Association
c/o W.L. Seymour, Inc.
1921 Rohlwing Road, Suite D
Rolling Meadows, Illinois 60008
Fax: 847/359-8981
Email: JMG@WLSeymour.com

A quorum of 11 votes will be needed to elect the candidates (20% of 52 units). Therefore, if you will not be able to personally attend the meeting, please fill out and submit a proxy.

If you have any questions, please contact our office at 847.359.8980 or email Jean at JMG@WLSeymour.com or Bethany at BMS@WLSeymour.com.

We look forward to seeing you at the meeting.

Sincerely,

Jean Gralowski

Jean Gralowski
Property Manager
W. L. Seymour, Inc., Agent
Turnberry of Buffalo Grove Condominium Association

Attachments: 2016 Election Proxy
4 Candidate Profile Forms

TURNBERRY OF BUFFALO GROVE CONDOMINIUM ASSOCIATION

ANNUAL MEETING

August 10, 2016

7:30 p.m.

The undersigned is the owner of record of _____ (address) located in the Turnberry of Buffalo Grove Condominium Association (the "Association") in Buffalo Grove, Illinois or is the beneficiary of the land trust holding title to the unit.

The undersigned hereby appoints _____ as proxy to attend the Annual Meeting of the unit owners of the Turnberry of Buffalo Grove Condominium Association. At any such meeting, said person, as proxy, shall have full power to vote the unit's interest in any matter on which an owner may vote. You may assign your vote to any Association member who will be present at the meeting.

The undersigned understands that if no vote is indicated below, then this Proxy will be counted toward the required quorum for the meeting only.

Pursuant to the By-Laws of the Association, the undersigned hereby directs that this proxy be cast in favor of the following person(s) indicated below. **NOTE: There are four (4) candidates running for the three (3) board positions available. You may also "write-in" the name of a person you know is willing to serve on the Board. Only one vote per candidate is permitted. Casting a total of more than three (3) votes will void your selection.**

✓ or X
Your Vote

CANDIDATES

Bruce Miller

Mahmood Pervaiz

Slava Shkolnik

Nick Tenerelli

(write-in candidate)

FOR YOUR PROXY TO BE VALID, PLEASE SIGN, PRINT YOUR NAME AND DATE ON THE LINES BELOW. Only 1 signature per unit is needed.

The undersigned understands that this Proxy will expire eleven (11) months from the date of execution unless revoked prior thereto.

Date of execution of this Proxy: _____, 2016.

Owner:

Signature

Print Name

Turnberry of Buffalo Grove Condominium Association
Board of Directors Candidate Profile

Name: BRUCE MILLER Address: TURNBERRY UNIT 202

Occupation: SALES OF DIRECT MAIL AND PRINTING

Being on the Board of Directors requires an uncompensated time commitment of several hours a month. Are you willing to commit the time and effort necessary to be a good board member and representative of the community?

Yes No

What professional experience would you bring to the Board?

I HAVE AN MBA IN FINANCE, HAVE OWNED MY OWN BUSINESS. I AM CURRENTLY VICE PRESIDENT OF BUSINESS DEVELOPMENT OF A PRINTING COMPANY

Please list how you have served the Turnberry of Buffalo Grove Condominium Association community (committee, board member, volunteer, etc):

DIRECTOR + PRESIDENT OF THE FIRST TURNBERRY BOARD
I HAVE AN ALMOST 100% ATTENDANCE RECORD AT THE HOMEOWNER ASSOCIATION MEETINGS

Why are you interested in being a director?

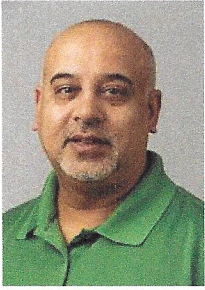
I WOULD LIKE TO IMPROVE COMMUNICATIONS BETWEEN THE BOARD AND HOMEOWNERS. I CAN DEVOTE MORE TIME TO THE BOARD SINCE I DO NOT GO AWAY FOR THE WINTER MONTHS

By submitting this form, I provide notice of candidacy for election as a director of the Turnberry of Buffalo Grove Condominium Association. I certify that I have read and understand, to the best of my ability, the governing documents of the Turnberry of Buffalo Grove Condominium Association and agree to maintain the Board of Directors Oath. I understand that, if elected, I have a fiduciary responsibility to the Turnberry of Buffalo Grove Condominium Association. I agree to attend at least 75% of all board meetings and if I am unable to meet this commitment, I will resign my position on the Board.

Bruce A Miller
Signature

July 14 2016
Date

Please return this form to W.L. Seymour, Inc., 1921 Rohlfing Road, Suite D, Rolling Meadows, Illinois 60008
Email: JMG@WLSeymour.com Fax: 847/359-8981



Mahmood Pervaiz
125 N Buffalo Grove Road, Unit 313

IT Executive (Global Financial Institution)

What I bring to the Board:

Since I have been on the Board for the past 5 years (as Vice President and current President), we were able to reduce the monthly association fees by 33%.

I used to pay \$700 per month and now pay \$466. How did we save so much?

1. We used to pay \$40,000 for landscaping. Now we pay \$10,000.
2. We used to pay \$28,000 to our management company. Now we pay \$11,000. For years, our old Board was paying the old management company for 100 units, when we have 52 units, and the Board members were oblivious to the fact that they were being charged for 100 units.
3. We used to pay \$4,000 for the front door entry system. Now we pay 1,500. These savings are solely me, having the IT knowledge and switching our lines to a better and cheaper alternative that is not restricted to local area codes.
4. We had a quote for \$12,000 to replace the old clunky cards for the front door entry system. I worked on this for months to learn to re-program the system with new key fobs, and I was able to make the switch at no cost to the homeowners.
5. We used to pay \$150 per call to reset the lobby buzzer every time we had a momentary power interruption. We now pay nothing, because I learned what was required and now whenever we have a power blip, we are able to reset the buzzer ourselves, at no cost to the homeowners.
6. Previously, homeowners had no way to communicate directly with the Board members. We created board.turnberry@gmail.com email address for direct communication to the Board members, and www.turnberryofbuffalogrove.com website to promote our building. Using email as primary form of communication also helped drastically reduce paper waste as well as our expenses.
7. At work, I manage an annual budget of over \$5 million, and my job requires me to reduce our costs by at least 10% per year. I am one of the best at my job, and my organizational experience and skills in controlling costs are a great benefit to the homeowners.

Why I want to be on the Board:

I want to be on the Board to maintain our property values and to ensure that our monthly assessments are used in a fiscally responsible manner.

We need directors who are actively involved and pay attention. We need directors who take the time to understand where our money is going and find ways we can be more efficient with it. We want to protect the building and our home, and we want the value of our investment to increase over time.

It is important that we keep association's costs and spending in check. **We do not want our association fees to go back up to \$700 per month.**

M.Pervaiz 7/12/2016

**Turnberry of Buffalo Grove Condominium Association
Board of Directors Candidate Profile**

Name: Slava Shkolnik Address: Turnberry - Unit 409

Occupation: Engineer (Certified Quality Engineer and Six Sigma Black Belt)

Being on the Board of Directors requires an uncompensated time commitment of several hours a month. Are you willing to commit the time and effort necessary to be a good board member and representative of the community?

Yes x No _____

What professional experience would you bring to the Board?

As a Quality Engineer, my work revolves around making improvements and eliminating waste while maintaining quality. I know how to manage my work and priorities and I get tasks accomplished according to timelines, resources, and finances. I am a member of multiple cross-functional teams at work where discussions take place, solutions are negotiated and decisions are made that satisfy all involved. I can apply my qualifications and this experience to running and participating on the Turnberry Board of Directors.

Please list how you have served the Turnberry of Buffalo Grove Condominium Association community (committee, board member, volunteer, etc):

I have been on the Turnberry Board of Directors for over 5 years. Over this period of time I was able to successfully work with the rest of the directors to bring positive change to the building. We were able to reduce the monthly homeowner assessment fees while maintaining the beauty and quality of the building for all homeowners. I have always been honest with the homeowners to bring transparency into what the board is working on and what we have planned for the future. I have always valued homeowner feedback and input as the building belongs to us all.

Why are you interested in being a director?

I want to continue to bring positive change to Turnberry and all the homeowners. I want to reestablish the team aspect and collaboration that has been lost of the past year when 3 of the 5 board members took control and make all the decisions on behalf of the building. I want to bring back the voice of the homeowners when important decisions are made. I want to be a director that the homeowners trust and can rely on with questions and concerns.

By submitting this form, I provide notice of candidacy for election as a director of the Turnberry of Buffalo Grove Condominium Association. I certify that I have read and understand, to the best of my ability, the governing documents of the Turnberry of Buffalo Grove Condominium Association and agree to maintain the Board of Directors Oath. I understand that, if elected, I have a fiduciary responsibility to the Turnberry of Buffalo Grove Condominium Association. I agree to attend at least 75% of all board meetings and if I am unable to meet this commitment, I will resign my position on the Board.

Signature 

Date 18 JUL 2016

Please return this form to W.L. Seymour, Inc., 1921 Rohlwing Road, Suite D, Rolling Meadows, Illinois 60008
Email: JMG@WLSeymour.com Fax: 847/359-8981

**Turnberry of Buffalo Grove Condominium Association
Board of Directors Candidate Profile**

Name: Nick Tenerelli

Address: Unit 312

Construction Engineering Executive (retired)

WHAT DO I BRING TO THE BOARD

We have been living in the building since 2006. I love the building and our home and all our neighbors in the building. For the last 3 years I have been serving on the Board as Director. During my tenure on the Board, I have been instrumental with the following projects.

1. Replacing incompetent HVAC contractor with the current company and overseeing its work

Since the building was built, our common area heating and air conditioning was never working correctly. Our old HVAC contractor was incompetent and because nobody on the Board had knowledge of buildings and maintenance work, the issues had not been properly addressed for years. I have over 40 years' experience of working in buildings and construction. When we have our HVAC company out, I watch over and ensure they do not try to pull wool over our eyes. On numerous occasions, I have advised them what the root cause is and how and where to look to fix the issue. When we had the hot water outage I was in the boiler room with our previous HVAC company and was able to see that they had no real knowledge, so we fired them and found a company who knows what they are doing. Hence we have the current company who has been able to fix our long-standing issues.

2. Overseeing last year's tuck pointing project

I can tell you every brick that was replaced, as I have counted and photographed each one. Having the luxury of not having to work, I am here all day and can watch our contractors and ensure that what they say they are doing is what we are paying them for.

3. Conducting monthly inspections for damage

I inspect the interior and exterior of the building monthly to ensure we do not have any detrimental damage.

WHY I WANT TO BE ON THE BOARD

I want our building to be managed by people who know how buildings should be managed and maintained. I want people who have experience and working knowledge of construction industry, and who are well-equipped to deal with contractors and maintenance staff.

For example, the current issues with the corridor ceiling damage and cracks are a result of incompetent repair. I had advised the previous contractors that they were not doing the work correctly, but unfortunately I was not on the Board at the time and it fell on deaf ears.

With my lifelong experience in this industry, you will not find a better person to oversee building contractors and advise on proper maintenance and repair work for you in our building.

Thank you very much.
Nick.