

# Hinman House Condominium Association

Managed by  
NS Management, Skokie, IL 60077  
847-998-0404

## Minutes of the May 21, 2025 Board Meeting

**Convened:** 7:08 pm

**Present:** *Board Members:* K. Condra, L. Forman, J. Rutigliano, R. Smith, H. Voeks. *Absent:* M. Friedman, T. Holmes.  
*From NS Management:* J. Taylor.  
*Unit Owners, Residents and other Participants:* A. Heiser, D. Levandovsky, S. Lee, M. Perrine.

**Location:** This meeting was conducted in in the æther via Zoom.

**Minutes:** The Board approved the minutes of the March 19, 2025 Board Meeting with changes.

**Treasurer's Reports:** The Board approved the Treasurer's Report for March 31, 2025.

The Period Ending	03/31/25
Monthly Income	\$40,029
Monthly Expenses	\$40,829
Bank Account	\$25,446
Financial Reserves	\$651,803

**General Subjects and Management Report:** Our tax accountant filed an extension for our 2024 tax return. An amended tax return for 2023 will be filed because interest income on our CDs at Byline Bank and Bank of America were not reported.

Our tax attorney will contest the assessment for unit 101. It is being assessed at \$20,340. In previous years it was assessed at \$2. However, the County Assessor has changed the county's policy and now requires that unit 101 be assessed at its full assessed value.

Last month a homeless person slept in our lobby overnight. This is becoming common in the buildings in our immediate area. The Board discussed installing key fob locks on the outer lobby doors and installing an outdoor intercom system and locking the outer doors overnight. Other options were also discussed. A "No Trespassing" sign was also discussed. Residents are urged to call both 911 and 311 if they encounter someone staying in the lobby. Calls of this nature to 311 are compiled for statistics that are used by the city government.

The Board President is researching new platforms for our web site.

The Board approved a twelve month contract with Nextera Energy to supply electricity at \$0.07141/kWh. We currently pay \$0.05939/kWh.

An incoming renter submitted a request to keep an emotional support cat in the unit. The renter supplied documents from a licensed marriage and family therapist recommending the keeping of the support animal. The Board requested proof of a therapeutic relationship with the health care provider. A therapeutic relationship is required under the applicable laws.

**Building Infrastructure:** The Board accepted a bid for \$1,590 from Clark Roofing to perform routine maintenance on the roof.

The Board accepted a bid for \$1,800 from Kashian Brothers to power wash the garage floor.

The Board accepted a bid for \$1,645 from Renue Cleaning to clean the hallway carpet, lobby floor, sofa and rug.

**Closed Session:** The Board was in closed session from 9:05 pm until 9:35 pm.

**Adjourned:** 9:40 pm

Recorded by:

Joe Rutigliano  
HHCA Secretary