

Hinman House Condominium Association

Managed by

Heil, Heil, Smart & Golee, Skokie, IL 60077

847-866-7400

Minutes of the July 20, 2016 Monthly Board Meeting

Convened: 7:02 pm

Present: *Board Members:* L. Forman, T. Holmes, D. Lequar, B. Lewandowski, J. Rutigliano, H. Voeks. *Absent:* M. Snyder. *From Heil & Heil:* J. Taylor.
Unit Owners: D. Hamm, S. Johnson.

Minutes: The Board approved the minutes of the June 15, 2016 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the June 30, 2016 Treasurer's Report with changes.

The Period Ending	06/30/16
Monthly Income	\$60,468
Monthly Expenses	\$37,247
Bank Account	\$39,933
Financial Reserves	\$508,965
Window Replacement Loan Balance	(\$241,740)

The financial reserves currently include the special assessments collected for the window replacement project.

General Subjects and Management Report: The Board accepted a bid for \$3,500 from Morton Waterproofing Solutions to repair the leak in the parking deck membrane.

The Board approved the request of a unit owner for an assistance animal. The unit owner submitted the appropriate documentation of a medical professional and is familiar with the revised Rules and Regulations regarding assistance animals.

The Board approved a request by a unit owner to install a hardwood floor with approved sound insulation.

Bedbugs: A unit owner found bedbugs in a unit. The unit owner caught the infestation in its early stages so it was slight. Subsequent inspection of a neighboring unit found a very advanced infestation that had gone unreported by that unit's owner and is likely the

cause of the infestation in the first unit. The Board will have a special meeting to determine how to deal with failure to report an infestation.

Elevator Modernization Project: The Board reviewed the contract and rider with East Elevator and will ask for some clarifications. We hope to have the contract signed by August 1. The Board approved submission of the proposed revised contract to East Elevator and The Elevator Consultants for approval.

Closed Session: The Board was in closed session from 8:25 pm to 8:59 pm.

Violations: The Board fined a unit owner \$300 for move out violations by two tenants. The unit owner must also pay the \$600 move out fees.

The Board found there was no violation by a unit owner due to a guest bringing a medical assistance animal into the building.

Adjourned: 9:02 pm

Recorded by:
Joe Rutigliano
Board Secretary