

Hinman House Condominium Association

Managed by
Heil, Heil, Smart & Golee, Skokie, IL 60077
847-866-7400

Minutes of the November 29, 2018 Monthly Board Meeting

Convened: 7:03 pm

Present: *Board Members:* T. Holmes, B. Lewandowski, J. Rutigliano, R. Smith, H. Voeks. *Absent:* L. Forman, J. Yang. *From Heil & Heil:* J. Taylor.

Minutes: The Board approved the minutes of the October 17, 2018 Monthly Board Meeting with changes.

Treasurer's Report: The Board approved the October 31, 2018 Treasurer's Report.

The Period Ending	10/31/18
Monthly Income	\$47,025
Monthly Expenses	\$46,453
Bank Account	\$67,980
Financial Reserves	\$273,766
Window Replacement Loan Balance	(\$40,901)

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

General Subjects and Management Report: A unit owner on a payment plan is following that plan.

The re-amortization of the window replacement loan has been completed.

The new carpeting has been installed in the elevators.

The Board accepted a bid from Essence Painting and Restoration for \$2,930 to touch up the walls in the hallways and lobbies and repaint the west vestibule.

2019 Budget: The Board adopted the 2019 budget that was approved at the October meeting.

Riser Replacement Project: The Board accepted a bid from Cahill Plumbing for \$75,000 for plumbing work on the 08/09 tier bathroom risers. The Board accepted a bid from McElligott and Smith Builders for \$58,500 for work on the 08/09 tier bathroom risers.

Bed Bugs: The unit that was treated for an infestation was inspected and was found still to have bed bugs. Working with the Exterminators, the Board has prepared a comprehensive eradication plan for the unit to be implemented shortly.

Closed Session: The Board was in closed session from 7:24 pm to 7:43 pm..

Violations: The Board fined a unit owner with an unauthorized washing machine in the unit \$200 and directed that the washing machine be removed within ten days (this is a different unit owner than the one sanctioned last month).

Adjourned: 8:40 pm

Recorded by:
Joe Rutigliano
Board Secretary