

Hinman House Condominium Association

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

Minutes of the September 16, 2020 Board Meeting

Convened: 7:05 pm

Present: *Board Members:* K. Condra, L. Forman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *Absent:* R. Mitchell. *From Heil & Heil:* J. Taylor.

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

Minutes: The Board approved the minutes of the August 19, 2020 Board Meeting with changes.

Treasurer's Report: The Board approved the August 31, 2020 Treasurer's Report.

The Period Ending	08/31/20
Monthly Income	\$44,319
Monthly Expenses	\$43,240
Bank Account	\$78,904
Financial Reserves	\$565,366

General Subjects and Management Report: A unit owner proposed a plan to make up arrears at \$1000 per month over the regular assessment. The Board accepted this proposal. A unit owner requested a temporary deferment of assessment payments due to illness. The Board will ask the owner to propose a payment plan for consideration.

We have received additional bids for installing new handrails in the stairwells. We are awaiting more bids.

We have received bids for repairing the parking deck on the southwest side of the building. We are awaiting more bids. We cannot start deck repair until the roof project is finished. The parking deck work is temperature sensitive and could be postponed until spring.

The Board discussed installing an elevator from the garage to the first floor. We will contact a structural engineer to preform a preliminary appraisal of requirements.

A unit owner wants to be reimbursed for clearing a blockage in a kitchen sink, claiming the blockage was in a central drain stack. The drain stack had been rodded in March. The Board has requested more information.

Our FHA mortgage approval expired at the end of July. We are looking into its renewal.

2021 Budget: A Budget Committee consisting of T. Holmes, R. Smith and H. Voeks will

meet with J. Taylor to make a budget for 2021.

Roof Replacement: We received a check from Travelers for \$192,645.95 to cover part of the cost of the roof replacement. We received a bill from Alpha Adjusting for \$19,264.60 for their services. Roof replacement is in progress. Roof anchors will be installed when the new roof is finished.

COVID-19: The Association strongly urges residents arriving or returning from states or countries experiencing a surge in new COVID-19 to self-quarantine for 14 days. The Association also reminds residents to wear a mask in public areas of the building.

Closed Session: The Board was in closed session from 7:20 pm until 7:30 pm and from 8:02 pm until 8:08 pm.

Violations: The Board fined a unit owner \$500 for an unauthorized move out that occurred after hours using the front door by the unit owner's tenant. The unit owner must also pay the standard \$300 move out fee.

Adjourned: 8:38 pm

Recorded by:
Joe Rutigliano
Board Secretary