

Hinman House Condominium Association

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

Minutes of the November 18, 2020 Board Meeting

Convened: 7:02 pm

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

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

Minutes: The Board approved the minutes of the October 21, 2020 Board Meeting.o

Treasurer's Report: Heil & Heil was unable to complete the monthly financial reports due to COVID-19 issues. The Treasurer will prepare the September report for the next meeting.

General Subjects and Management Report: The Board discussed procedures for holding a virtual 2021 annual meeting and vote.

The Board accepted a bid from Full Circle Architects for \$8,000 to conduct an engineering /reserve study for the building.

Various Projects: The repair of the parking deck waterproof membrane is complete. Clark Roofing is now installing the roof anchors for window washing that will complete the roof project. The repair of the footing of a front column is complete. Repair of internal damage from the roof leak is complete.

The Board accepted a bid from Arti's Painting for \$740 to paint the bike room door, mail room door and the front column protectors.

2021 Budget: The Board adopted the 2021 budget that was approved at the October meeting.

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 properly in public areas of the building.

Closed Session: The Board was in closed session from 7:47 pm until 8:50 pm.

Violations: The Board will require a unit owner to install large, well padded rugs on hardwood floors to prevent noise transmission to a lower unit. The Board fined a unit owner \$150 for repeated banging on the unit ceiling in response to noise from an upper unit.

Adjourned: 9:21 pm

Recorded by:
Joe Rutigliano
Board Secretary