

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the February 21, 2024 Board Meeting

Convened: 7:03 pm

Present: *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *From Heil & Heil:* J. Taylor.
Unit Owners: L. Paul, M Perrine, D. Levandovsky.

Location: This meeting was conducted in person in the ninth floor meeting room and in the æther via Zoom.

Minutes: The Board approved the minutes of the December 20, 2023 Board Meeting and the January 17, 2024 Annual Meeting with changes.

Treasurer's Report: The Board approved the Treasurer's Report for December 31, 2023.

The Period Ending	12/31/23
Monthly Income	\$41,282
Monthly Expenses	\$32,160
Bank Account	\$72,310
Financial Reserves	\$918,663

General Subjects and Management Report: The Board ratified a vote made by email to roll over a CD with an additional \$10,000 added to it from our reserve account.

The Association's lawyer has determined that by the Declarations and Bylaws a unit owner inheriting a unit via a land trust may rent the unit without having resided in it for two years. The restriction only applies to a change in title and the title does not change in this situation.

The electrical power in the building was out for about an hour in the evening of February 16. The building engineer, who was off site, was notified and he returned to the building and restored power. In the event of power failures or other building emergencies, residents should report the issue to Heil & Heil at the number above.

Building Maintenance: The Board accepted a bid for \$2,510 from Corporate Cleaning to wash the exterior windows.

The Board accepted a bid for \$3,200 from Essence Painting for hallway touch-up painting and patching.

The Board ratified a vote made by email to accept a bid for \$4,200 from National Power Rodding to clear the outside drain line.

Capital Projects: The Board examined bids for tuckpointing of the building exterior. We will get further bids broken down into bids for each face of the building from each company for comparison.

The Board discussed bids for the garage floor/retaining wall project. A preliminary requirements/site survey may be in order. This project could be postponed depending on tuckpointing project costs.

Closed Session: The Board was in closed session from 9:05 pm until 9:15 pm.

Adjourned: 9:30 pm

Recorded by:

Joe Rutigliano
Board Secretary