

# Hinman House Condominium Association

Managed by

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

847-866-7400

## Minutes of the March 20, 2024 Board Meeting

**Convened:** 7:00 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:* 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 February 21, 2024 Board Meeting with changes.

**Treasurer's Report:** The Board approved the Treasurer's Report for January 31, 2024.

The Period Ending	01/31/24
Monthly Income	\$41,282
Monthly Expenses	\$32,160
Bank Account	\$53,517
Financial Reserves	\$924,874

**General Subjects and Management Report:** The Board will send an emergency contact list to each unit.

The Board accepted a bid for \$2,900 from Essence Painting to refinish the oak panels in the elevators and lobbies.

The Board accepted a bid for \$2,579 from Premistar to replace an exhaust fan motor that was damaged due to last month's power failure.

**Capital Projects:** The Board examined bids for tuckpointing of the building exterior including bids broken down into bids for each face of the building spread over several years. The Board is examining financing options to enable the project to be done in one session to see if we can save money compared to the bids spreading it over several years.

The Board decided to postpone the garage floor/retaining wall project due to the cost of the tuckpointing project. The garage floor project is not unduly urgent. The cracks in the garage floor are cosmetic.

The plumbers examining the drain lines in the kitchen tiers said that replacing the lines with PVC piping would not help prevent clogs in the lines.

The clogs are largely due to grease being disposed of down the drain. The Board reminds residents that nothing that is solid at room temperature should be poured down the drain.

**Closed Session:** The Board was in closed session from 8:25 pm until 8:40 pm.

**Violations:** The Board fined a unit owner \$500 for a move out violation by the unit's tenant. The tenant moved out without scheduling the move, did not pay the move out fee and dumped a large number of items down the trash chute, including a cut up mattress, completely blocking the chute. The unit owner must also pay the \$300 move out fee.

**Adjourned:** 9:10 pm

Recorded by:

Joe Rutigliano  
Board Secretary