

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the April 17, 2024 Board Meeting

Convened: 7:04 pm

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

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 March 20, 2024 Board Meeting.

Treasurer's Report: The Board reviewed the Treasurer's Report for February 29, 2024. The Board voted to have this report include information on the month end payables as well as the month end receivables.

General Subjects and Management Report: The Board ratified a vote made by email to renew our building insurance with Travelers Insurance for 2024 for \$31,962. This policy will have a \$10,000 deductible.

The Board accepted a bid for \$1,590 from Clark Roofing for preventative maintenance of the roof.

The Board accepted a bid for \$5,521 from Cahill Plumbing to replace two PVC traps and piping that are leaking in drains under the parking deck and also to replace two riser valves that are leaking.

The Board approved a unit owner's request to rent the unit after having determined that the unit owner has resided in, and not merely owned, the unit for the required two years.

Capital Projects: The Board accepted a bid for \$575,000 for tuckpointing of the entire building. The Association will pay \$300,000 in advance and \$23,000 per month for twelve months after completion of the project. The Association will save approximately \$70,000 by not doing the project in stages over several years. The cost will be paid entirely from reserves.

The Board will get bids on an engineering study to determine the requirements and approximate cost for replacing the garage floor and ramp. The study would be carried out later this year.

Closed Session: The Board was in closed session from 8:20 pm until 8:48 pm.

Adjourned: 8:55 pm

Recorded by:

Joe Rutigliano
Board Secretary