

Hinman House Condominium Association

Managed by

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

847-866-7400

Minutes of the May 15, 2024 Board Meeting

Convened: 7:02 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: A. Heiser, D. Levandovsky.

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

Minutes: The Board approved the minutes of the April 17, 2024 Board Meeting with changes.

General Subjects and Management Report: For the initial \$300,000 payment for the tuckpointing project, we will get a cashier's check for \$200,000 from our Byline Bank account and will withdraw \$100,000 from our US Bank money market account. Our reserve balance after these withdrawals will be \$668,165.

The Board accepted a bid for \$1,645 from Renue Systems to clean the hallway carpets and the rug, tile grout and furniture in the lobby.

The Board accepted a bid for \$1,400 from Kashian Brothers to power wash the garage floor.

The Board approved a twelve month contract with Vanguard Energy to supply electricity at \$0.05939/kWh. We currently pay \$0.06153/kWh.

The Board established a committee to discuss plans for rebuilding the reserve fund after the the year's large withdrawals.

Closed Session: The Board was in closed session from 8:10 pm until 9:10 pm.

Adjourned: 9:15 pm

Recorded by:

Joe Rutigliano
Board Secretary