

Hinman House Condominium Association

Managed by
NS Management, Skokie, IL 60077
847-998-0404

Minutes of the July 17, 2024, Board Meeting

Convened: 7:05 pm

Present: *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *From NS:* K. Bertolucci, J. Taylor. *Unit Owners:* A. Heiser, M. Perrine, X. Xu.

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

Minutes: The Board approved the minutes of the May 15, 2024 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for March 31, 2024; April 30, 2024; May 31, 2024; and June 30, 2024.

The Period Ending	03/31/24
Monthly Income	\$40,122
Monthly Expenses	\$38,526
Bank Account	\$70,215
Financial Reserves	\$921,191

The Period Ending	04/30/24
Monthly Income	\$39,583
Monthly Expenses	\$42,645
Bank Account	\$69,705
Financial Reserves	\$952,659

The Period Ending	05/31/24
Monthly Income	\$43,336
Monthly Expenses	\$41,127
Bank Account	\$68,438
Financial Reserves	\$658,823

The Period Ending	06/30/24
Monthly Income	\$38,710
Monthly Expenses	\$23,253
Bank Account	\$88,055
Financial Reserves	\$664,892

General Subjects and Management Report:

The tuckpointing project is proceeding apace.

The Board accepted a bid for \$900 from Central Building and Preservation to seal 60 feet of concrete to ground joints at the north elevation of the building in an attempt to stop leaks into the garage.

The Board accepted a free offer from Franklin Energy, representing Com Ed, to replace 30 light fixtures in the garage with more efficient fixtures. It is estimated we will save approximately \$1,049 per year.

The Board discussed a proposed maintenance contract from Comcast for the cabling in and on the building. We will seek more details from Comcast.

The Board discussed a bid from Samartano and Company Engineers to inspect the garage to see the extent of necessary repairs. We will commission the study next year.

Ken Bertolucci, the president of our new management company, spoke to the Board. The Board looks forward to working with NS Management and is grateful that we will continue to work with Jacqui Taylor, who is moving to NS Management.

The Board will allow a unit owner to pay significant arrears over time in installments in addition to current assessments provided the unit owner agrees to an automatic payment system.

The Board decided not to reimburse a unit owner for a parking ticket issued for street parking when the unit owner wanted to avoid the tuckpointing area. The Board reminds unit owners that daily street parking passes are available from the city for \$0.25 each.

Closed Session: The Board was in closed session from 8:50 pm until 9:20 pm.

Adjourned: 9:30 pm

Recorded by:
Joe Rutigliano
Board Secretary

Revised by:
Mark Friedman
(Acting) Board Secretary