

# Hinman House Condominium Association

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

## Minutes of the November 20, 2024, Board Meeting

**Convened:** 7:03 pm

**Present:** *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes,  
R. Smith, H. Voeks, J. Rutigliano

*From NS:* J. Taylor

*Unit Owners/Residents/Other Participants:* D. Levandovsky, M. Perrine,  
Leo Jones

**Absent:** None

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

**Minutes:** The Board approved the minutes of the October Board Meeting with changes.

**Treasurer's Reports:** In the October meeting, the Board postponed approval of the Treasurer's Report for September pending additional detail on administration fees from NS Mgmt. This will be tabled to the December meeting.

The October Treasurer's Report was approved. The October summary is as follows:

The Period Ending	10/31/24
Monthly Income	\$39,750
Monthly Expenses	\$28,418
Bank Operating Account	\$20,493
Financial Reserves	\$704,426

**2025 Budget:** The proposed 2025 budget was approved by the Board at the October meeting and was subsequently distributed to unit owners for review. Several owners attended tonight's meeting to comment on the budget. One owner commented that the detail included in the budget and the context provided in the cover letter was very helpful. One owner commented that the assessment increase seems reasonable.

The budget does not anticipate any Reserve expenditures in 2025 beyond the payment of the balance for the 2024 masonry & tuckpointing work.

The Board adopted the 2025 budget without changes.

**New Business:**

The owner of unit 804 submitted a proposal for remodeling of a unit's kitchen and dining room, involving removal of a kitchen wall, relocating kitchen plumbing, replacing flooring, and installing sliding glass doors. The Board pointed out regulations for flooring underlayment. The Board conditionally approved the proposal with the expectation that the owner will provide the Board with the specifications for the flooring and underlayment.

The Board approved a proposal for unit 707 to installing new flooring, including underlayment that exceeds our requirements for soundproofing.

**General Subjects and Management Report:**

Jacqui will follow up to request an itemization of expenses from NS Management.

Corporate Transparency Act: A new federal law requires condominium board members to register with the US Treasury by December 31, 2024. Jacqui will find out security practices for the two firms we are considering filing the registration for us.

**Closed Session:**

The Board conducted the annual review for building engineer Leo Jones.

The Board held a hearing regarding a resident's noise complaint. The matter was settled amicably and the Board decided to issue a warning with no additional penalty imposed.

The Board held a hearing regarding a different resident's noise complaint. The Board decided that further investigation is needed and will visit the units in question.

The Board reviewed overdue assessment payments and several late fees. Jacqui will be looking into the timing of when check payments are received and recorded by NS Management.

The Board discussed another incident this month regarding building WiFi internet service speeds from our vendor, Zentro.

The Annual Meeting is scheduled for January 15, 2025.

**Adjourned:** 9:20 pm

Recorded by:  
Mark Friedman  
(Acting) Board Secretary