

# Hinman House Condominium Association

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

## Minutes of the December 18, 2024 Board Meeting

**Convened:** 7:03 pm

**Present:** *Board Members:* K. Condra, L. Forman, M. Friedman, T. Holmes, J. Rutigliano, H. Voeks. *Absent:* R. Smith.  
*From NS Management:* J. Taylor.  
*Unit Owners, Residents and other Participants:* A. Heiser, S. Leff, D. Levandovsky. R. Mitchell, M. Perrine.

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

**Minutes:** The Board approved the minutes of the November 20, 2024 Board Meeting with changes.

**General Subjects and Management Report:** The Board clarified some confusion about entries on the expense report from NS Management. Certain items were misclassified. The report has been corrected.

Several unit owners have yet to submit lease extensions to the Board for the units they are renting. They will be reminded of their obligations.

The Board voted to have our law firm begin legal action against a unit owner deeply in arrears unless a payment is received.

The Welcome Committee met with several new residents in “open houses” and is making arrangements to meet with other new residents.

At the recommendation of NS Management the Board voted to change the 2025 assessment calculation for unit 101. The assessment will be charged as an expense rather than be charged to unit owners as a part of their assessment.

**Building Infrastructure:** The broken LED fixture on the eighth floor has been replaced. We now have five spare fixtures in storage for future contingencies.

The Board accepted a bid for \$850 from Illinois Pump for annual maintenance of our booster pump.

**Closed Session:** The Board was in closed session from 7:45 pm until 10:00 pm.

**Violations:** In a complaint of smoke odors coming from a unit, the Board required the unit complained of to continue previously agreed remediation and suggested the complaining unit try their own remediation.

The Board found that a caregiver for a resident engaged in verbally abusive behavior in the lobby when another visitor to the building refused to allow the caregiver to follow them into the building instead of being buzzed in by the caregiver's client. The Board will warn the caregiver about this behavior and inform him that any further such behavior may result in a ban from the building. The unit owner will be informed of this decision and also of the likelihood of receiving a fine for any additional abusive conduct by the caregiver. Building residents are reminded that they are responsible for the conduct of their visitors and of people to whom they give building key fobs and should not allow strangers to follow the building resident into the lobby instead of the visitor getting buzzed in by the person they claim to be visiting.

**Adjourned:** 10:05 pm

Recorded by:

Joe Rutigliano  
HHCA Secretary