

Hinman House Condominium Association

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

Minutes of the April 15, 2026 Board Meeting

Convened: 7:07 pm

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

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

Minutes: The Board approved the minutes of the March 18, 2026 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Report for March 31, 2026.

The Period Ending	3/31/26
Monthly Income	\$35,901
Monthly Expenses	\$46,600
Bank Account	\$52,559
Financial Reserves	\$605,491

General Subjects and Management Report: The Board is reviewing recommendations from the Risk Control Inspection Report made by Travelers Insurance.

The Board voted to renew our building insurance with Travelers Insurance for 2026 for \$47,700. This policy will have a \$25,000 deductible.

A CD valued at \$249,262 at Wintrust Bank is reaching maturity. The Association has another CD at Wintrust. This puts us over the \$250,000 limit for FDIC insurance at a particular bank. The Board will transfer \$125,000 from Wintrust to a CD at another bank to be determined later.

Building Infrastructure: The Board is waiting for bids for a garage vent hood with a carbon monoxide detector.

Findings: The Board declined a unit owner's request to waive late fees for several months of late assessment payments.

The Board declined a unit owner's request to revisit a finding made on a violation notice.

The Board will send a letter to a unit owner who is selling the unit informing the unit owner that it would be prudent to make potential buyers aware of irregularities in the sound proofing of the unit's hardwood floors for which the Board has required the owner to install area carpeting in traffic areas because of previous noise complaints.

Closed Session: The Board was in closed session from 8:10 pm until 8:40 pm.

Adjourned: 8:45 pm

Recorded by:

Joe Rutigliano
HHCA Secretary