

Minutes for September 7, 2022 Workshop Meeting

Meeting Called to Order at 6:07 PM

Rollcall

Felix McGee-Dinon	President	Present
Dave Stachura	Vice President	Present
Debra Jenkins	Secretary	Present
Susan Bauer	Treasurer	Absent
Dan Survillas	Member at Large	Present
Pete Cernicky	Member at Large	Absent
Lorenzo Lampignano	Member at Large	Present

Verification of quorum: a quorum was established

Office Report

Update on beginning of Renter Identification Program

- Contact was reestablished with Lerado / Will County Recorder of Deeds to establish home ownership. Cost was approved at \$75/Mo.
- Seven Suspect-Renter letters went out this week, one response rec'd and found to be a legitimate owner.

Martin was identified as winner of cement contractor job. The Martin contract was sent to legal for approval and the permit for the cement work was ordered from the Village. Contract for Martin (and all parts) will be confirmed at the Board Meeting.

- Update on securing a resource to survey the clubhouse and Tot Lot area
 - Survey has been completed and we are awaiting the results.
 - For residents, a copy from Will County Courthouse - \$50
 - For residents, a survey from scratch \$500
 - Tree and Fencing projects to support the Cement work are complete and email vote will be confirmed in the Board Meeting.
 - Pool heater repair is complete and authorization to complete repairs will be confirmed in the Board Meeting.
 - Pool crack repair has been **TABLED.**

- **Update on Garage Sale** – \$300 was realized in the sale.
- **Update on Adult Pool Party** – 14 people attended, lots of food left over

1-5-21 Web Traffic volume report **TABLED**

2-8-21 **Pool Deck and Traffic Circle Repair**

- Work to start on or about 12 September
- Pool Deck cleared of all obstacles on September 3
- Continued discussion on posting to the residents the cost of the pool deck and mailbox area repair. **TABLED TO BOARD VOTE**

6-14-21 **Pool Issues**

Two vendors identified for the pool cover: Raynor and GLI. Vote to be held in the Board Mtg

Lifeguard pool party was very successful and lifeguards were very grateful

Drink Container signs **TABLED**

In the future 3 to 6 picnic tables may be purchased for future pool parties

TABLED

Any requests for a pool parties must be arranged far in advance so adequate number of lifeguards can be made available.

Actions regarding support of lifeguards regarding any decision having to do with toys or any other device used in the pool is moved to the Board meeting for debate.

7-2-21 **Clubhouse Rental Issues**

Concerning confiscation of all or part of the resident's rental security deposit shall be determined as follows:

Conditions requiring confiscation of up to ½ of security deposit shall be decided by two Board members: President and Treasurer.

Conditions requiring confiscation of the full amount of a resident's security deposit shall be decided only by the entire Board of Directors at a Board Meeting.

The resident shall have the ability to challenge any decision regarding security deposit confiscation at any Board meeting.

A complete review of modified rental agreement was **TABLED**

9-9-21 Clubhouse Furniture Update

All furniture has now been delivered

It was recommended that the fireplace be always on “glow”

5-3-22 Update on Board Comments from May 3, 2022

Further discussion on the recommendation that a shed be purchased to house all holiday decorations and move all old archived files to the second floor above the office

TABLED

Further discussion on Dan’s research on all the loose cables in the Tot Lot. Dale to call JULIE to see if identification can be made for the loose cabled in that manner.

So far there has been no response from either AT&T or Comcast regarding cables in the Tot Lot area. If no response received by next Board meeting, the matter may be referred to our legal resource.

Further discussion on developing a rotating schedule to empty the dog waste stations and clubhouse after-rental inspections. Is in process by Lorenzo who will develop such a schedule.

President called for a motion to adjourn the Workshop meeting was made, seconded and passed unanimously. Workshop meeting Adjourned at 7:33 PM.