

OCTOBER 7, 2025 WORKSHOP MEETING MINUTES

- I. Roll Call – Marian Zukowski Secretary – Present, Carol Kopca member at large – Present, Dave Stachura Vice President – Present, Felix McGee-Dinon President – Present, Patty Ross Treasurer – Present, Dan Survillas member at large – Present on phone, Lorenzo Lampignano member at large - ABSENT

II. Call to Order 6:38PM

QUORUM WAS ESTABLISHED

III. Old Business

- a. NONE

IV. New Business

- a. 10-1-25 – prices of bollards vs. flexible delineators
- i. Bollards: \$300 to \$1,500 per bollard
 - ii. Flexible delineators:
 - a. TRANSSUPPLY: \$608.00 FOR 10
 - b. TREETOP PRODUCTS/BARCO: \$350.00 FOR 10

BOARD DISCUSSED BENEFITS OF DELINEATORS AND PRICING-ITEM MOVED TO BOARD MEETING FOR A VOTE.

- b. 10-2-25 – Discussion to remove HOA paying Credit/debit card payments and have owners using it pay for convenience

BOARD DISCUSSED PROS AND CONS OF HAVING THE HOMEOWNERS THAT ARE USING THE QUICKBOOKS SERVICE PAY FOR THE CONVENIENCE-ITEM MOVED TO BOARD MEETING FOR A VOTE

- c. 10-3-25 – Discussion to have Water Watchers subcontract out the shaving of cement coping around pool for \$1,300.00 using our credit on account

BOARD DISCUSSED THE NECESSICITY TO MAINTAIN THE LONGEVITY OF THE POOL COVER-ITEM MOVED TO BOARD MEETING FOR A VOTE

- d. 10-4-25 – Discussion to implement HOA software for ACC/Electronic voting
- i. Property Control: \$5,616 per year-works with QuickBooks, e-voting, virtual meetings, push notifications, surveys. Is customizable to what we need to lower cost.
 - ii. PayHOA: \$3,300 per year- does not work with QuickBooks, no e-voting, no virtual meetings.

BOARD REVIEWED PRICING AND NECESSICITY, DECIDED TO TABLE THIS ITEM TO A FUTURE MEETING AND TO HAVE A PRESENTATION BY COMPANIES AT THAT TIME. DISCUSSION TO PUT A LINE ITEM INTO BUDGET INCASE OF APPROVAL AT A FUTURE DATE.

- e. 10-5-25 –Discussion to replace sand in all 3 pool filters (should be done every 5-7 years)
- i. Water Watchers - \$4,912.25
 - ii. Chicagoland Pool - \$5,000.00 per filter

BOARD DISCUSSED AND REVIEWED PROPOSALS FROM BOTH COMPANIES AND THE NECESSICITY OF THE WORK-ITEM MOVED TO BOARD MEETING FOR A VOTE

- f. 10-6-25 – Discussion on IT company
- i. CERTEC-\$3,000.00 (renewal)
 - ii. MAGNITECH-waiting for pricing, should have in time for meeting

BOARD DISCUSSED THE PROPOSED CONTRACT AND THE FACT THAT MAGNITECH WAS ESTIMATING TO COME IN HIGHER THAN CERTEC. THIS ITEM WAS MOVED TO BOARD MEETING FOR A VOTE.

V. Board Comments – NO COMMENTS

- VI. Adjourn Workshop meeting – FELIX CALLED TO ADJOURN WORKSHOP-DAVE MOTIONED, DAN SECONDED – ALL APPROVED – WORKSHOP MEETING ADJOURNED AT 7:08PM