

Lakebreeze Villas Townhome Association
Homeowner Meeting Minutes

Date: Wednesday, 26 October 2022, 7pm
Location: Ela Area Library, 2nd Floor Study Room 7

Attendance:

#3 Giordano		#4 Poklop		#5 Kenneth IP		#6 Harrington		#7 Cross	
#8 Vandeneysel		#12 Grewal		#14 Kriscke		#16 Stock		#17 Stevens	
#19 Langer		#21 Razes		#24 AH4R		#25 Overman	X	#26 Surbhi	
#27 Fiorier		#28 Eickelberg		#29 Citro	X	# 38 Sherer*	X	#39 Baigorria	
#41 Riley *	X	#42 Mastores		#44 Stodden		#53 Cardenas		#54 Connor	X
#55 Stange*	X	#56 Zamair		#57 Breeman		#58 Gray			

*Board Member

- I. **Call to Order** 701pm, Jim Sherer
- II. **Roll Call** , All 3 BOD members present and 3 Homeowners present
- III. **Approval of Agenda:**

Motion to approve Agenda and waive Reading of Minutes: Jim Sherer
Second: Horst Stange
All in favour: Yes

IV. Treasurer’s Report (Horst)

General Fund, Working Account	\$108,719.06
General Reserve	\$ 58,205.44
Roof Reserve	<u>\$ 1,000.00</u>
Total	\$167,924,50

Note: Bluestone has advised that the ACH setup is complete as of 10/19/22. If Homeowners wish to set up ACH rather than sending a check, they can do so. Link and instructions are available on the website.

Motion to approve Treasurer’s Report: Jim Sherer
Second: Mary Riley
All in favour: Yes

V. Management Report (Jim)

- a) Transition from Carlynn Management is complete. Bluestone has been engaged only for the purposes of bookkeeping/bill payments.
- b) Roof Phase 1 (2022) Update—3 buildings are complete.
 - Village Inspections are complete; permits will be scanned and uploaded to the Board folders in our site
 - All-American Lien Waiver; under Illinois Law when we request a Lien Waiver from All-American upon full payment they are obligated to provide us one for release from labor and materials
- c) Roof Phase 2 (2023) Invoices to be sent in January 2023, due date June 2023.
Note: If a homeowner sells their unit during the Roof SSA period, and if they include any financial concessions to the new buyer with regard to the Roof SSA, the attorney must arrange for the Roof SSA concession to be paid directly to the HOA via the Title Company used in the closing process.
- d) Projects completed:
 - Roofs: Phase 1 complete
 - Tree Trimming
 - New State Farm Insurance Policy Updated
 - Landscape Removal at Units 12 and 27

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- Window replacement Unit 42 (special circumstances)
- Interior repairs Unit 57 (due to roof leaks)
- Mulch 2" of Mulch spread throughout the community
- Retention Pond Pump Removed for Winter. 2023 focus will be on better pond maintenance.
- Sprinkler System Inspections complete (2 units outstanding as of 10/21). *Note: the sprinkler system inspections are an annual requirement by the Village Fire Department. It is the HOA's responsibility to schedule and pay for inspections (and any required repairs stemming from the inspections). It is the homeowner's responsibility to comply with the inspection dates and provide the inspector access to their unit. Advance notice is provided via email to homeowners with a primary inspection date and a make up date. If the homeowner cannot be available on either date, they must schedule a special inspection date at their own expense payable to the inspection company by the required deadline. If the homeowner fails to do this and is fined by the Village Fire Department, the fine is the responsibility of the homeowner.*

Motion to approve Management Report: Horst Stange

Second: Mary Riley

All in favour: Yes

VI. Old Business

a) Unit 44 Update

- Core Sample Quote –Soil Engineering and Testing Consultants (SET), John Petriccione
- Report provided to Homeowners at #44. Garage slab settled due to the sprinkler room pipe burst. The foundation is solid and shows no damage. We are following the engineer's report to not make any changes since the floating slab floor is prone to settlement naturally. #44 Homeowners are in agreement.
- September: Farmer's Insurance claim has been reopened because the garage footing is shifting. Farmer's are conducting an additional review of the open claim. We have advised Farmers that we will file a 'bad faith claim' in consideration of the multiple engineering reports the HOA has secured to identify the issues. Currently in Legal Review. Pending the outcome of the legal review, further options will be reviewed.

Motion to approve Old Business: Jim Sherer

Second: Horst Stange

All in favour: Yes

VII. New Business

- a) Deck Pillar #28. The deck pillar has been replaced.
- b) Jim will obtain a quote from Martin's for the tuckpointing for #44 as well as repairs to the East wall for shifting fence panels. BOD has approved the work to be completed.
- c) Fence at the north end of the retention pond will be inspected for potential repairs.
- d) 3 Trees for the West border of the community against LifeTime Fitness fence have been planted.
- e) 1 dead tree behind #25 will be removed.
- f) 1 pine tree behind #41 will be removed because it is pushing on the fence causing the panels to shift (item #b above). BOD has approved the work to be completed
- g) Identify Handyman. (pull up the speed humps)
- h) Storage shed for speed humps, extra fence panels, salt and other misc. items will be purchased and installed somewhere on the property. BOD has approved the work to be completed.
- i) Lightbulbs for the street lights will be replaced by Bright Source. BOD will obtain quotes to have the work completed soon. BOD has approved the work to be completed.

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- j) Snow plowing quotes have been requested from 5 contractors and will be evaluated and awarded for this coming winter season. (Apex, NL, Gabriel's, James Martin and Blade Runners)
- k) Gutter cleaning will be ordered for this year once the leaves are down now that phase 1 roof work is completed.
- l) Decks will be reviewed in 2023.

Motion to approve Old Business and Management Report: Jim Sherer

Second: Horst Stange

All in favour: Yes

VIII. Homeowner Forum

Unit # 29—has requested to complete their own work to caulk around windows. Asked about settling of brick work within the courtyard. All work or maintenance within the courtyard of any unit is the responsibility of the homeowner

Unit # 25. Has asked to have the deadpine behind the unit removed. (complete) and replaced with Fucias similar to what is planted along the west fence next to Lifetime fitness. This will be done, but not until next spring.

Unit # 54. Courtyard arches over dining room French doors need tuckpointing. BOD will review during Spring Walk Thru 2023.

Unit #

Unit #

X. Motion to Adjourn

Motion to approve: Mary Riley

Second: Jim Sherer

All in favour: Yes

Meeting Schedule

Tuesday, 13 December, 7pm Budget Approval

Tuesday, 10 January 2023, 7pm Annual Meeting