

**PARK BLOOMINGDALE CONDOMINIUM ASSOCIATION**  
**MINUTES OF THE BOARD OF DIRECTORS' MEETING**  
**October 10, 2018**

The Board of Directors meeting of the Park Bloomingdale Condominium Association was held on Wednesday, October 10, 2018 at the Park Bloomingdale Condominium Clubhouse. G. Jenkins called the meeting to order at 7:24 P.M.

**Attendance:**

Present:           Gale Jenkins  
                      Chris Leon (via telephone)  
                      Gina Damore  
                      Jim Ciaffara  
                      Steve Elmore (EPI)

Absent:            Joe Butera

**Approval of Minutes –**

*Motion – Motion by G. Damore to approve the August 8, 2018 minutes as presented with added corrections that the meeting was held on August 8, 2018. Also to clarify plumbing motion to be stated as: G. Jenkins motioned to give a 30 day warning to inspect all the plumbing fixtures. There will be a \$100 fine if there is a problem found with any of the plumbing fixtures inspected by the water inspector. There will be a re-inspection for the units where a problem was found at no charge however any necessary repairs needed at the time of re-inspection will be made on or surely after the date of re-inspection per the direction of EPI and the cost associated with the repair/repairs including materials, parts, and labor will be charged back to the unit owner. There will be a \$200 fine per month if the owner does not keep the scheduled water inspection appointment. The later fine is consistent with the notices that went out and were posted on the board. Seconded by J. Ciaffara. Motion unanimously approved.*

**Guests –** No Guests were scheduled.

**Treasurer's Report –**

- S. Elmore presented the Treasurer's Report as of September 30, 2018:

Checking Account	\$34,527.21
Accounts Receivable -	\$ 7,373.08
Prepaid Insurance	\$-494.49
Total Current Assets	\$41,405.80
Other Assets -	\$182,773.04
Total Assets -	\$224,178.84
Accounts Payable -	\$14,352.70
Total Current Liabilities	\$6,918.11
Equity –	\$352,138.22
Replacement Reserve	\$-149,378.84
Net Income -	\$14,501.35

Total Equity	\$217,260.73
Total Liabilities & Equity	\$224,178.84

	<u>Total</u>	<u>Budget</u>	
Total Income	\$533,911.71	\$548,502.45	under \$14,590.74
Administrative Expenses	\$2,139.09	\$1,874.88	over \$264.21
Professional Services	\$29,131.53	\$31,098.94	under \$1,967.41
Taxes and Insurance	\$30,761.26	\$38,950.00	under \$8,188.74
Utilities	\$183,444.31	\$193,648.09	under \$10,203.78
Contracts	\$85,197.73	\$90,298.17	under \$5,100.44
Repair and Maintenance	\$86,913.06	\$118,177.01	under \$31,263.95
Bad Debts	\$1,855.83	\$2,999.97	under \$1,144.14
Recreation Expenses	\$17,218.58	\$13,525.00	over \$3,693.58
Reserve	\$82,748.97	\$82,748.97	fully funded
Net Income	\$14,501.35	\$-24,818.58	over \$39,319.93

*Motion- Motion made by C. Leon to approve the financials that were prepared by management for the period ending September 30, 2018. Seconded by G. Damore. Motion unanimously approved.*

**Committee Reports-**

- There were no Committee Reports.

**Management Report** – S. Elmore (EPI Management Co.) reported on the following items

- **Statements-** S. Elmore presented to the Board with the preliminary 2019 drafted budget. The Board reviewed the preliminary 2019 draft of the budget. There is a proposed 1.95% increase average in the 2019 budget versus the 2018 budget. The insurance was rebid this year and the proposal for an A+ carrier which will save the Association \$10,955.00. The proposed drafted 2019 budget was approved and will be sent out to all members to review at the December 12, 2018 Board Meeting.

*Motion- Motion made by J. Ciaffara to approve Harco Insurance as the Association's insurance carrier for a total package policy not to exceed \$35,713.00 for the 2019 year per Management's recommendation . Seconded by G. Damore. Motion unanimously approved.*

*Motion- Motion made by J. Ciaffara to accept Management proposal of the preliminary 2019 drafted budget to reflect a net increase of 1.9500% across the board. Seconded by G. Damore. Motion unanimously approved.*

- **Concrete Project-** S. Elmore stated to the Board that K&K concrete has completed the concrete replacements per their contract
- **Exterminating Bids-** S. Elmore stated to the Board per the Board's request Chem-Wise will be the new exterminating contractor effective November 1, 2018.

- **J & H Vent Cleaning-** S. Elmore stated to the Board that the owner of J&H had become critically ill and the company had to pull out of the vent cleaning project. S. Elmore stated he will get re-bids for the drying vent cleaning for the first part of 2019.
- **Sealcoating Project -** S. Elmore stated to the Board that the parking lot sealcoating project has been completed. There were 28 cars that were towed during the work and those car owners will be charged back to towing fee.
- **Dispute Resolution Rule-** S. Elmore presented to the Board with a copy of the notice that was sent out to all members on September 18, 2018 regarding the amendment to the rules providing for the State of Illinois Ombudsperson and dispute resolution rule.
- **Plumbing Inspection Project-** S. Elmore presented to the Board with a copy of the email regarding the water inspection schedule which will start November 10, 2018.
- **Laundry Contract-** S. Elmore presented to the Board with a copy of the cancelation notice that was sent. Management will obtain bids for laundry contract.

**Inspection Report-** S. Elmore reviewed the inspection report with the Board

**Sales-**

<u>Unit Address</u>	<u>Sale Price</u>
122-305	\$104,500
204-103	\$125,000
213-109	\$100,000

**Unfinished Business-** All unfinished business was previously discussed.

**New Business-** All new business was piously discussed.

**Open Forum**

- **Michalia-** Owner reported that her parking spot is 244 and her neighboring parking spot 245 keeps parking in her spot and keeps parking too close to her. She has had physical damage to her car in the past few weeks. The owner did not want the car towed but wanted the Board to be aware of the problem. The Board stated that they would walk over to her area to see the exact problem after the Board meeting.
- **Owner-** Owner stated he did not receive the email blast regarding the lock changed and recommended sending a reminder out. The garbage corral doors are hard to close all the way. There are about seven people living in a one bedroom unit. There are kids that play football and keep hitting cars with it and they keep knocking down the pavers against the cars. Owner recommended reminding people to contain garbage in a bag when putting in the garbage bin as there is debris from it all over the ground. Owner wanted to know if the front entry tiles will be addressed as they are really dirty.
- **Owner-** Owner stated she called and requested several times that the intercom system be repaired as there is a lot of static and you can barely hear anything.

- **202 105-** Owner requested to have downspout by his patio extended as they get flooding with heavy rain. Owner recommended reminding the Bloomingdale Bears' parent to not park in their parking spots. He has had altercations with parents a couple of times. The Board stated instead of confronting parents to just take a picture and report it to management. The cars will get towed.

**Rule Violations Appeals-** Appeals will be addressed in Executive Session.

**Adjournment-**

*Motion – Motion by J. Ciaffara to approve adjournment of the regular meeting to executive session at 8:16 p.m. Seconded by G. Jenkins. Motion unanimously approved.*

*Respectfully Submitted –  
EPI Management Company, LLC*