

**Shoreline Towers Condominium Association
Board of Directors Meeting
Official Board Minutes
Thursday, April 15, 2004**

CALL TO ORDER

Dr. Edward J. Frischholz called the meeting to order @ 7:39pm.

ATTENDANCE

Dr. Edward J. Frischholz – President
jan Treptow – Vice President
George Jakubowski – Treasurer
Paul Chiarelli – Director
David Loring – Director
Andrew Quinn – On Site Property Manager
Chris Barich – Property Supervisor
Belinda Cotton – Assistant Property Manager

APPROVAL OF MINUTES

jan Treptow motioned to accept the minutes from March 18, 2004 meeting. It was seconded by David Loring. Motion was carried unanimously.

HALLWAY COMMITTEE

Paul Detaege gave the hallway report, no action items were proposed at this time.

TREASURER REPORT

George Jakubowski gave the treasurer's report, no action items were proposed at this time.

GARAGE REPORT & PLUMBING PROJECT

Dr. Frischholz gave a plumbing project report and tentative dates for the garage project, no action items were proposed at this time.

LIBRARY COMMITTEE

Nothing at this time.

BALCONY COMMITTEE

Nothing at this time.

GARAGE RULES & REGULATIONS**RESOLUTION**

Paul Chiarelli recommended the following resolution to ensure the shopping carts are returned to the garage and not left in the hallways. Carts are to be signed out using a time card for two hours without charge. If residents still require the use of the cart after two hours they may renew for another two hours. If the cart is not returned in the 2-4 hour time allotted the owner of the unit in which the cart is signed out to will be charged \$45 on their next assessment for a late return. If the cart is not returned within a 24-hour period the owner of the unit in which the cart is signed out to will be charged on their next assessment. Each resident may only sign out one cart at a time. Mr. Chris Barich informed the board that the proposed resolution regarding the shopping carts had to be distributed to the owners/residents of the building for review 30 days prior to consideration for implementation by the board.

AMENDMENT

Jan Treptow motioned to amend the shopping carts resolution by charging residents for the price of the cart approximately \$120 versus a \$200 non-return fee. It was seconded by George Jakubowski. Motion carried unanimously.

Paul Chiarelli motioned to accept the resolution of the garage rules and regulations committee with the necessary amendment. It was seconded by Jan Treptow. Motion carried unanimously.

RESERVE STUDY

Jan Treptow gave reserve study report, no action items were proposed at this time.

COMMUNITY

Nourene Alper gave community report, no action items were proposed at this time.

WELCOMING COMMITTEE

Nourene Alper gave welcoming committee report, no action items were proposed at this time.

EXERCISE

David Loring gave exercise report, no action items were proposed at this time.

CABLE/WEBSITE

Edward Embach gave website report, no action items were proposed at this time.

MANAGEMENT REPORT

Nothing at this time.

RESOLUTIONS**RECOMMENDATIONS**

Andrew Quinn-Property Manager recommended that we remain with our current uniform carrier Cintas for 2004-2005.

jan Treptow motioned to accept the recommendation of Andrew Quinn-Property Manager to remain with Cintas uniforms for the 2004-2005 year. It was seconded by David Loring. Motion carried unanimously.

SALES AND LEASES: 8:20PM**SALES**

jan Treptow motioned to accept the sales and leases of:

20V Monterola to Moussa for \$135,000.00

LEASES

23P O'Malley leased Talkowksy for \$800.00 per month

11C Delic & Lamia leased to Elackattu for \$950.00 per month

20O Chan & Ng leased to Beninger for \$ 1270.00 per month

15M Skrgic leased to Nawaz for \$930.00 per month

24V Centeno leased to Trived for \$950.00 per month

14F Kuc leased to Schell for \$995.00 per month

3F Lochert leased to Hosty for \$950.00 per month

be accepted. It was seconded by Paul Chiarelli. Motion carried unanimously.

OLD BUSINESS**GARAGE RENOVATION PROJECT**

Dr. Edward J. Frischholz motioned to accept the proposal from Zera Construction Company. It was seconded by jan Treptow.
Motion carried unanimously.

NEW BUSINESS**SCAVENGER REBATE**

Dr Edward J. Frischholz motioned to participate in the City of Chicago scavenger rebate in the amount of \$5.89. It was seconded by jan Treptow.
Motioned carried unanimously.

GARAGE LOAN

Dr. Edward J. Frischholz motioned to approve the garage loan from New Lenox State Bank (NLSB). It was seconded by jan Treptow. Motion carried unanimously.

**ELECTION OF NEW SECRETARY: 8:25PM
NOMINATION**

jan Treptow nominated Paul Chiarelli for the position of secretary. Paul Chiarelli accepted the nomination.
jan Treptow motioned that Paul Chiarelli be accepted as the new secretary. It was seconded by David Loring.
Motion carried unanimously.

ADJOURNMENT

jan Treptow motioned to adjourn. It was seconded by David Loring.
Motion carried unanimously.