

CAMBRIDGE PLACE OF ORLAND PARK TOWNHOUSE ASSOCIATION
HOMEOWNER MEETING – OCTOBER 22, 2020

1. **Called to order** by Sharon Paladino at 6:00 pm
2. **Roll call of officers** - Sharon Paladino, Lynn Chesters, Marge McNamara, Patrick Sendera all present.
3. **Call for quorum** (20) Affidavit of Meeting Quorum.
4. **Election of candidates:** No nominations from floor. Lynn Chesters elected.

5. **Financial Report as of October 22, 2020**

Barrington Bank Checking	\$ 7,021.17
Barrington Bank MaxSaver	\$ 159,070.62
Barrington Bank CD 4-20-19	\$ 30,504.34
Refundable Deposits	(\$ 1,700.00)
Total Assets	\$ 194,896.13

6. **Approval of Meeting** Minutes of November 18, 2019 – Sharon Paladino motion - Passed.

7. **New Business**

Seal Rite: 4 driveways for \$34,575.00 Total. Lynn Chesters motion - Passed

11203-01 Cameron 7,075.00

11210-12 Cameron 5,500.00

11220-22 Cameron 11,000.00

11231-33 Cameron 11,000.00

Chicago Finest – 7 posts repaired. \$770.00 Passed

Professional Tree Service: Sharon Paladino motion – passed.

Removal of 2 trees, trimming at various locations, planted Hosta's in driveway entrance between 11221 & 11227 Bradley Ct. \$ 750.00.

Clean-up of bushes & weeds from 11213 & 1215 Cameron for \$250.00

Professional Tree Service: for \$1900.00 - Not paid yet

Trim branches from many trees, including all parkway trees on Bradley Court and (Cameron Parkway-which Village would not do) remove large Tree branch broken off due to wind.

ASW Restoration: Mortar/Masonry work at several location \$2,450.00. Sharon motion – passed.

Reid Landscaping: spray our Viburnums for beetles \$750.00 and

Removal and replace privacy bushes at 17801 Cameron \$515.00 Sharon Paladino motion, Passed.

R & R Yard Design Proposal-various work in complex (attached) \$7689.50 with a down payment of \$3844.75 not all completed

R & R Yard Design Proposal-various landscaping work \$2,5569.10 – Sharon Paladino motion, Marge McNamara 2nd - Passed

IML Services-Caulking and attaching soffits in different areas of our Complex for \$90.00. Marge McNamara motion – Passed.

Calderone proposal to fixed roofing issues at Building 22 & 4 - \$1250.00 - _Cleaned gutters in complex 3750.00 less 200.00 (one just done) plus if any elbows or curves in downspout need to be removed and reattached an additional fee of \$50.00. Sharon Paladino motion – Passed.

Approve Rules and Regulations all homeowner's rec'd with Annual

Inspection Report – Sharon Paladino motion - Passed.

United Structural foundation repair for \$11,310.00 with a \$7,000.00

down payment. Plus \$600.00 for masonry work. Sharon Paladino motion, Passed

Nicholas Builders-9/14 proposal on additional work for stucco buildings \$26,580.00. Sharon Paladino motion. Passed.

Kramer Tree Service for 2021 Marge McNamara motion. Passed

Apple Scabs 3 treatments for \$1600.00

5-Pin Oaks treatment \$1887.00

Monitoring 3 times a year \$ 324.00

\$3801.00

Mike Vbra Masonary work at several locations \$ 750.00. Mortar repair after underpinning of 11221 Cameron and tuckpointing at 11207 Cameron - \$1,675.00 Sharon Paladino motion, Passed.

Talk about changes By-Laws - Presently working on it to avoid rentals,

Old Business:

Special Assessment: Work on Special Assessment of \$250.00 per unit-has been completed. \$22,725.00

Driveways, several stucco bldg. repair and painting trim at some stucco buildings

Asphalting-driveways that were done 2020:

11207-11205 Cameron

11214,16, 06 08 Cameron

17820 & 17822 Cameron

- Repaired asphalt several areas that they did not charge us for.

Note: Seal Rite: Cracks filled and sealcoating of 3 driveways for \$43,500.00 which included \$750.00 for seal coating new driveway at 11223, 25, 27 & 29 done in Sept. of 2019.

Thank-all inspectors who did the Annual Inspections for 2020

Thank-Marge, Anna, Eric, Janice, Patrick for applying mulch on parkway trees
Marge and Anna for trimming tree branches pulling weeds general landscaping clean-up. Anna for filling watering bag for tree or trees on Parkway
Marge for attending to Evergreen tree at 11246 Cameron and Martin's for watering, And all the homeowners that watered tree(s) and new sod in many locations. Lois Dion for her discount for printing.

Cost of Inspection Report for 2020

Printing of inspection forms	\$ 67.26
Gift cards 10 cards for 15	\$156.57
Annual inspection reports	
Typist	\$379.79

Printing for mailing reports	\$ 82.00
Postage	\$ 115.15
Envelopes	<u>\$ 26.00</u>
	\$826.77

Reminder mentioned at meeting about any Exterior changes or replacements must submit vendor's contract including certificate of insurance and other items that could vary based on the type of work being requested to our management company, or there could be a costly mistake.

Adjourned 7:20p.m