

CAMBRIDGE PLACE OF ORLAND PARK TOWNHOUSE ASSOCIATION

BOARD MEETING -- JULY 14, 2021

Called to order by Sharon Paladino at 6:05

Roll call of Board Members: Sharon Paladino, Marge McNamara, Lynn Chesters all present. Quorum established.

Membership participation: 13 attending

Approved Minutes of last board meeting on October 22, 2020

Current Financial Condition as of June 30, 2021

Barrington Bank Checking	\$ 9,165.41
Barrington Bank MaxSafe	\$ 156,063.44
Barrington Bank CD 10/20/22	\$ 30,656.83
Refundable Deposits	<u>\$ -1,550.00-</u>
TOTAL	\$ 194,335.68

NEW BUSINESS

Nicholas Builders Structural Posts \$5,370.00 – Motion Sharon Paladino 2nd Marge McNamara

Professional Tree Service \$675.00, to remove two trees and stumps for repair of resurfacing driveway in Front of 11233 & 11231 Cameron. Motion by Sharon, 2nd Lynn

Professional Tree Service \$1,300.00, various trees trimmed due to touching buildings and broken limbs from rain storm. Motion by Sharon and Marge 2nd

Professional Tree Service \$8,300.00. For 3-year plan. Motion Sharon, 2nd Marge

Chicago Iron Works \$1,000.00 for 8 railing posts. Motion Sharon, 2nd Marge

Reid Landscaping \$410.00 for repair after foundation repair. Motion Sharon, 2nd Marge

R&R Landscape \$5,209.84. Motion Sharon, 2nd Lynn

Orland Painting & Decorating \$2,000 per stucco Building. Six buildings left to paint. Motion by Sharon, 2nd Marge.

United Structural \$11,500.00 for foundation repair. Motion Sharon 2nd Marge.

Mike V Masonry \$9,300.00. Motion Sharon 2nd Marge.

Special Assessment for foundation repair and masonry throughout our complex of \$300.00, to start August 2021 and can pay \$75.00, a month ending Nov. 30, 2021. The Association has paid about

\$109,200.00 from its general fund for foundations not including any masonry and landscaping repairs since 2014.

IML Services \$706.20 for our Website and Woodpecker hole repair and general repairs. Motion by Sharon, & 2nd Marge

Approve update RULES AND REGULATIONS. Motion Sharon Paladino, 2nd Marge McNamara.

DISCUSSION

Discussed new By-Law Declaration – that was Recorded March 2021

Nicholas Builders has 5 more buildings to finish that were approved in 2020. 11 total stucco buildings with six that are finished.

Association Website close to being finalized, as a tool to help our homeowners with information and the Board that is so overwhelmed.

We want to Thank the Bischoff family for putting out flags for the 4th of July.

Painting of decks and railings – available. Need 5 owners to sign-up for a discount of \$400.00 for decks/privacy fence and \$150.00 for railings. This is the homeowner's responsibility.

The board is collecting monies and contacting the vendor to set-up time for this service. A bid from Orland Painting & Decorating to paint, deck, privacy fence & railing is underway for those who want to sign up.

Form, to sign up, was given to all homeowners by hand delivery and taping on entryway area. Note: other vendors were contacted.

Thanks to Anna DeYoung for interviewing and arranging this service for our homeowners.

The type of paint suggested for the railings and agreed upon is a high gloss black in color. The vendor is using Benjamin Moore paint. Refer to paint list.

ADJOURNED BOARD MEETING at 7:15 pm