



111 East Chestnut Condominium Association
Board of Directors Meeting Minutes
April 18, 2019

A meeting of the Board of Directors of the 111 East Chestnut Condominium Association (“The Association”), an Illinois not-for-profit corporation, was called to order on Thursday, April 18, 2019 at 6:01pm in the Chestnut Room, 111 East Chestnut Street, Chicago, IL, pursuant to the By-Laws.

Directors Anthony Milazzo, Samantha Hoffman, Jane Santogrossi, Carolann Randall and Kristin Ellertson Vilt were present. Also present were Sudler Property Management employees Robert Graf, Executive Vice President, Sara Rudnik, Property Manager, Caterina Mihaila, Assistant Property Manager and Jonathon Mendoza, Administrative Assistant. Eight (8) homeowners were in attendance.

There being no agenda to approve or any new business to address, Director Milazzo proceeded with the Officer election.

Director Milazzo made a motion to appoint Kristin Ellertson-Vilt as Secretary. Director Randall seconded the motion. Board approved the motion.

Director Milazzo made a motion to appoint Carolann Randall as Treasurer. Director Santogrossi seconded the motion. The Board approved the motion.

Director Milazzo made a motion to appoint Jane Santogrossi as President. Director Randall seconded the motion. The Board approved the motion.

Director Santogrossi made a motion to appoint Anthony Milazzo as Vice President. Director Milazzo seconded the motion. The Board approved the motion.

Appreciation to Tony Milazzo from Jane Santogrossi, Board President

As my first action, I would like to recognize and appreciate Tony Milazzo, the outgoing president.

Tony has been on the 111 Board for 8 years and has been president that entire time. He has worked tirelessly for the association, spending far more time than is required at other condo Boards as a result of difficult homeowners in our building.

Tony has also been a careful steward of the HOA's resources. During the recession when bargains could be had, he prudently voted to take on HOA debt to tackle important deferred maintenance like a new roof and concrete façade restoration.

Over the succeeding years he led the completion of many other infrastructure projects including loading docks, window caulking, pumps, compliance with City of Chicago life safety requirements and new hallways, while also paying off the debt. Today we have in excess of \$1,000,000 in reserves, we are debt-free (and smoke-free), the hallways have been re-done and we have a great website.

Tony achieved all this with good humor while withstanding anonymous, snarky criticism and petty lawsuits. He deserves the gratitude of every person in this building.

I am pleased to report that Tony is remaining on the Board and we will all continue to benefit from his expertise and good judgment.

Thank you, Tony.

Jane Santogrossi, Board President

The meeting adjourned at 6:06pm.