



**111 East Chestnut Condominium Association**  
**Board of Directors Meeting Minutes**  
**September 13, 2021**

A telephonic 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 Monday, September 13, 2021 at 7:34 pm, pursuant to the By-Laws.

Directors Jane Santogrossi, Carolann Randall, Serap Brush, Thomas McDonald, Valerie Alexander, Kristen Ellertson-Vilt and Anthony Milazzo were present. Also present were Sudler Property Management employees Sara Rudnik - Property Manager, Jonathon Mendoza – Assistant Property Manager, and Melanie Feddersen – Administrative Assistant. Homeowners were provided with the conference line phone number to call in and listen to the meeting.

President Santogrossi asked for a motion to approve the agenda. Vice President Milazzo made a motion to approve the agenda. Treasurer Randall seconded the motion. The motion passed unanimously.

Vice President Milazzo made a motion to approve the closed session minutes from the July 22, 2021 meeting. Treasurer Randall seconded the motion. The motion passed unanimously.

Vice President Milazzo made a motion to approve the open session from the July 22, 2021 meeting. Treasurer Randall seconded the motion. The motion passed unanimously.

Vice President Milazzo made a motion to approve the closed session minutes from the August 31, 2021 meeting. Treasurer Randall seconded the motion. The motion passed unanimously.

**Treasurer’s Report**

Carolann Randall read the report.

For 2021 we budgeted \$4.3 Million of income and \$3.4 Million of expense, leaving \$900,000 for reserve spending and overages.

Through August, the eighth month of the year, we are on target with our revenue budget and are 7% favorable on our expense budget, mostly due to timing.

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Both July and August monthly contributions have been made to the Reserve fund totaling \$600,000. Reserve expenses in July were \$400,675 for Rooftop HVAC and air balancing. In August \$1,650 was paid for engineering fees relative to the Rooftop HVAC. The Reserve account at the end of August totaled \$1,163,126.

### **Management Report**

Property Manager Sara Rudnik gave the Management Report:

- The management office is collecting bids for the loading dock membrane. There is normal wear and tear damages to the loading dock membrane that needs attention.
- One of our staff members is on FMLA leave, which is affecting the package room staffing. The management office is trying to secure temporary staff to cover the package room, as the front desk takes priority in coverage. Residents can call to have packages at the front desk to ensure pick up of items by residents.
- If residents are experiencing issues with RCN television and/or internet problems, management is reminding residents to call RCN at 1-800-RING-RCN to report the problem. RCN needs to be made aware of the problem so they can troubleshoot.

Vice President Milazzo made a motion to approve the 22.1 disclosure. Director McDonald seconded the motion. The motion passed unanimously.

### **New Business**

President Santogrossi noted no closed session actions needing approval, as there were none.

The board discussed and considered a proposal from KGH (our longtime consultant) to perform a survey of the garage's concrete condition. The work will include sounding and a full survey of the garage, with vertical and horizontal elements, to assess structural integrity of the garage. The cost to perform the survey and report will not exceed \$25,000.

A motion was made by Director Serap Brush to approve the KGH proposal, and seconded by Treasurer Carolann Randall. The motion was approved unanimously.

The meeting adjourned at 7:47 pm.