



111 East Chestnut Condominium Association
Board of Directors Meeting Minutes
April 21, 2022

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 Thursday, April 21, 2022 at 5:37pm, pursuant to the By-Laws.

Directors Jane Santogrossi, Serap Brush, Valerie Alexander, Thomas McDonald and Carolann Randall were present. Also present were Sudler Property Management employees Robert Graf - Executive Vice President, Sara Rudnik - Property Manager, Jonathon Mendoza - Assistant Property Manager and Andrea Garcia - Administrative Assistant. Homeowners were provided with the conference line phone number to call in and listen to the meeting.

Director Santogrossi asked for a motion to approve the agenda which includes election of officers and approval of a hallway carpet cleaning proposal. The motion was made, seconded and passed unanimously.

Director Santogrossi reviewed last term’s officers which included the following:

- Jane Santogrossi as President
- Tony Milazzo as Vice President
- Carolann Randall as Treasurer
- Kristin Ellertson Vilt as Secretary

With Directors Randall and Ellertson Vilt re-elected, Director Santogrossi proposed the same officer assignments for the 2022-2023 term. The board approved this unanimously.

Manager Rudnik reviewed three proposals received to shampoo the residential hallway carpeting; Metron for \$5,850, Ability Carpet Cleaning for \$5,750 and Brouwer Brothers for \$9,000. Metron and Brouwer Brothers are Sudler Client Advantage vendors. Ability Carpet Cleaning last performed our carpet cleaning in 2011, which was prior to the new carpet installation. Management recommends approval of Ability’s proposal of \$5,750. Director Brush made a motion to approve Ability’s proposal. Director McDonald seconded the motion. The motion passed unanimously.

The meeting adjourned at 6:42pm.