

**Chestnut on the Green ASSOCIATION
BOARD OF DIRECTORS MEETING
December 17th, 2019**

Minutes of the Board of Directors Meeting of the Chestnut on the Green Condominium Association, Indian Head Park, Illinois, held at the Village Hall in Indian Head Park, Illinois at 7 p.m. on the 24th of December, 2019.

I. CALL TO ORDER

Board President Jeff Buti called the meeting to order at 7:00 pm.

II. ROLL CALL OF OFFICERS

Present: Jeff Buti, Max Moskal, Dennis Serafini, Keith Plikuhn

Also Present: Tom Purrazzo Property Manager

Absent: Eddie Usonis

III. APPROVAL OF THE MINUTES OF THE REGULAR September 24th, 2019.

Dennis Serafini motioned to approve the previous regular meeting minutes, Jeff Buti seconded. Motion Carried.

IV. Current Financial Condition.

Max Moskal reported on the financial condition. As of November, 2019:

a. Barrington Bank Operating:	\$ 48,541.45
b. Barrington Money Market	\$ 164,955.33
c. TOTAL ASSETS:	<u>\$213,496.78</u>

Motion by Keith Plikuhn, seconded by Max Moskal to approve the financial report through August 2019. Motion Carried

V. Management Report

Tom reviewed the September meeting minutes and noted documented by Michelle Morse. He reviewed that all items from the meeting minutes in September have since been taken care of. As of right now, there are no open work order reports.

VI. Old Business

Mildew has been removed from all the north sides of the buildings. The board ratified the National Soft Wash Contract and the work that was executed in October 2019 for the total of \$2,450.00

The A&A form has been updated.

Tom was asked to get other proposals for the siding project to ensure Inside Out is staying true on price. After discussion the board agreed to maintain with Inside out for the next buildings which will be 11050-11056. They asked that Tom pay the down payment come January 2020 so we can get on their schedule.

VI. New business

The 2020 budget was discussed and the increase in assessment was approved unanimously by the board of directors. Jeff Buti motioned, and Max Moskal seconded. Motioned carried.

Dennis Serafini made a motion to adjourn the meeting at 7:32pm, Keith Plikuhn seconded. Motion Carried..

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1. Call meeting to order

Board President Jeff Buti called the meeting to order at 7:33 pm.

2. Approval of last Annual meeting minutes

Approved by Jeff Buti & seconded by Max Moskal

3. Counting of proxies and ballots

We only had 12 proxies and needed 2 more in order to hold quorum. We will have to collect more proxies and try again in March.

4. Announcing newly elected Board members

No quorum met.

5. Adjournment

Max Moskal made a motion to adjourn the meeting at 7:34pm Jeff Buti seconded. Motion Carried.