

**QUINCY PARK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 16, 2010**

A meeting of the Board of Directors of Quincy Park Condominium Association was held on Tuesday, February 16, 2010 pursuant to the by-laws.

Board Members Present: Ms. Adeline Ambrosio
Mr. Brad Baumgartner
Ms. Carrie Dawson
Ms. Kathleen Donahue
Mr. George Nixon
Mr. Jerry Nylander
Ms. Mary O'Connor
Ms. Tami Trudell

Board Member Absent: Ms. Valerie Mlejnek

Also Present: Ms. Darlene Ahlstadt, Property Manager
Ms. Robin Pelsis, Recording Secretary

CALL TO ORDER

The meeting was called to order at 7:19 p.m.

OPEN FORUM

An open forum was held with the owner of 122A to discuss their violation for contractor interference and with the owner of 174A to discuss their garage storage fine.

OFFICER REPORTS

Secretary's Report

Minutes

A reading of the minutes from the December 6, 2009 meeting was dispensed with.

Upon motion made by George Nixon, seconded by Brad Baumgartner and unanimously carried, it was

RESOLVED to approve the minutes from the December 6, 2009 meeting as presented.

A reading of the minutes from the January 19, 2010 meeting was dispensed with.

Upon motion made by Brad Baumgartner, seconded by Jerry Nylander and unanimously carried, it was

RESOLVED to approve the minutes from the January 19, 2010 meeting as presented.

TREASURER'S REPORT

Bad Debt Write Off

Upon motion made by Carrie Dawson, seconded by Mary O'Connor and unanimously carried, it was

RESOLVED to write off bad debt of \$154.74.

The Board reviewed and discussed maturing CDs.

COMMITTEE REPORTS

Grievance – the February 2010 Grievance report was reviewed.

Upon motion made by George Nixon, seconded by Jerry Nylander and unanimously carried, it was

RESOLVED to accept the February 2010 Grievance report as presented.

It was noted there were two homeowners present who did not appear on the Grievance report as their issues were dropped. It was determined on future reports incidents such as this will be reported as "dropped".

Crime Watch – the report was reviewed.

CAI Conference – a report by Jerry Nylander on the CAI Conference was reviewed.

Maintenance Log – the maintenance log was reviewed.

MANAGEMENT REPORT

The Management report as presented was reviewed.

Insurance – the property insurance renewal from Allstate was discussed.

Upon motion made by Jerry Nylander, seconded by Brad Baumgartner and unanimously carried, it was

RESOLVED to ratify the approval of the Allstate renewal at a cost of \$51,970 which reflects a savings of \$7,917 over last year.

Pool – a proposal to sand the Diamond-Brite pool surface was reviewed. Numerous complaints of the pool surface being rough have been received.

Upon motion made by Brad Baumgartner, seconded by George Nixon and unanimously carried, it was

RESOLVED to approve the Platinum-Poolcare Aquatech proposal to sand the Diamond-Brite surface at a cost of \$600.

Illinois American Water – it was reported there will be 0% increase in sewer costs, but a potential 30% increase in water costs.

EXECUTIVE SESSION

The open session was recessed at 8:45 p.m. to enter an Executive Session.

The open session was reconvened at 9:15 p.m. and the following determinations made.

Unit Owner Appeals

114C – appealing unregistered vehicle/parking fines. Homeowner did not attend meeting.

Upon motion made by Brad Baumgartner, seconded by Jerry Nylander and unanimously carried, it was

RESOLVED to waive the fine as a gesture of good will as the owner did pay the towing charge for illegally parking the vehicle.

122A – appealing contractor interference fine.

Upon motion made by George Nixon, seconded by Brad Baumgartner and carried 6-1-0, it was

RESOLVED to let the fine stand.

174A – appealing garage storage fine.

Upon motion made by Mary O'Connor, seconded and unanimously carried, it was

RESOLVED to waive the fine contingent on a reinspection with no violations found.

ADJOURNMENT

With no further business to discuss the meeting was adjourned.

Upon motion made by Jerry Nylander, seconded by Brad Baumgartner and unanimously carried, it was

RESOLVED to adjourn the meeting at 9:25 p.m.

Respectfully submitted,



Recording Secretary
Desktop Express, Inc.

Board Secretary

Date