

**SANDBURG VILLAGE CONDOMINIUM HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 28, 2024**

The meeting was conducted by Zoom videoconference.

Present: Andrew Baglini – Association 1
John Hoppesch – Association 1
James Johnson – Association 1
Robert Connor – Association 2
Mary Schneider – Association 2
Betsy Steele Morgan – Association 3
Tyler Murphy – Eliot
Gabrielle Thronson – Eliot
Amy Lorms – Faulkner
Beth Murphy – Faulkner
John Berchem – Lowell
Barbara Fiacchino – Association 7
Marcie Johnson – Association 7
Nancy Slattery – Association 7

Also present were Isela Morris – Regional Director, Melissa Goodwin – HOA Property Manager, and Tahalia Melendez – Administrative Assistant, of FirstService Residential; and Paul Gaudette of Wiss Janney Elstner. Barbara A. Roberts acted as minute taker.

CALL TO ORDER and AGENDA REVIEW

Mr. Connor called the meeting to order at 6:30 p.m. Ms. Goodwin called the roll and declared that a quorum was present. She announced that 2nd Ward Alderman Brian Hopkins would join the meeting from 7:00 to 7:30 pm to address concerns regarding current criminal activity in the neighborhood and to respond to questions from HOA Board members. Ms. Goodwin added that the Unit Owner Comments and Questions agenda item would take place after Alderman Hopkins's visit.

FINANCIAL REPORT

Mr. Berchem reviewed with the Board the Financial Summary for the period ended January 31, 2024, as follows:

Operating Fund net income, current month:	\$58,508
Operating Fund net income, year to date:	\$58,508
Operating Fund balance:	\$268,214
Ratio of Operating Fund balance to one month's operating expenses:	1.6
Replacement Fund interest income, year to date:	\$10,952
Replacement Fund average CD yield:	2.18%
Replacement Fund expenses, year to date:	\$2,400
Replacement Fund balance:	\$5,117,990

Mr. Berchem reported that although the net income figures are favorable, it will remain to be seen what the audit reveals after adjusting entries are received from Chris Nyborg. He described the ratio of the Operating Fund balance to one month's operating expenses at 1.6 as adequate, and that the delinquencies, while substantial, are not concerning. He remarked on the Reserve Fund balance of \$5,117,990.00, noting that the funds should be adequate to pay even for unexpected repairs or other projects.

ACTION AND DISCUSSION ITEMS

2024 Village Capital Projects Update

Mr. Gaudette referred to a letter in the Board packet concerning the 2024 repairs to the AB and CD malls that included bid information from Zera Construction and Bulley & Andrews Concrete Restoration, with a bid from Western Specialty Contractors still to come, noting that Zera and BACR have both previously worked on various mall projects at Sandburg Village. He stated that he and Ms. Goodwin agree that she could seek additional bids, but that they discussed the projects with both Zera and BACR, including their starting periods in the spring, and that he recommends accepting the bid from BACR. Discussion ensued about the bids, including Mr. Gaudette's assurance that work on the CD and AB garage ceilings are scheduled for this year, most likely beginning in mid-April. ***Mr. Berchem moved to accept the bid submitted by Bulley & Andrews Concrete Restoration on February 22, 2024, for repairs to the 1300 Mall, the 1355 driveway, the CSV#1 Cummings-Dickinson garage ceiling and the CSV#2 Alcott-Bryant garage ceiling, in an amount not to exceed \$621,699.00. Ms. Schneider seconded the motion, and it passed unanimously.***

Master Association Resale Disclosure Form

Ms. Goodwin explained the function of HOA's resale disclosure form, which is updated monthly, with the only change being the Reserve Fund balance. ***Ms. Slattery moved to approve the Resale Disclosure Form as presented for use in unit resales. Ms. Johnson seconded the motion, and it passed unanimously.***

Village Barber Unit 1D Lease Renewal Request

Ms. Goodwin stated that the current six-month lease expires on May 31, 2024, that Mr. Nudo, the Village Barber owner, has requested an additional six-month lease, and that HOA Management recommends agreeing to the six-month lease renewal at the current rental rate. After discussion, ***Ms. Fiacchino moved to agree to the proposed request from the Village Barber as lessee for a sixmonth lease renewal at the current rental rate for the period June 1, 2024, through November 30, 2024. Mr. Connor seconded the motion, and it passed unanimously.***

Unit 102C – Marketing Rental Rate

Ms. Goodwin explained that the ReMax realtor who is marketing the empty Cummings House commercial unit recommends lowering the requested rental amount from \$1,357.00 to \$1,200.00, and has stated that there is not much activity regarding commercial spaces at this time. She noted that the unit is being marketed on the Chicago Multiple Listing Service, which includes the suburbs as well as the city, and that it has been on the market since January 1, 2024. Discussion ensued. The Board agreed to table the matter until more information is available.

Tennis/Pickleball Courts and Parapet Wall Power Washing

Ms. Goodwin stated that the pricing from the power-washing firm has exceeded her spending limit, such that she requests Board approval for some power-washing work. She noted that the courts are power-washed every year and that the parapet wall was last power-washed in 2022 and should be washed every other year as well. Ms. Goodwin also stated that she and Mr. Gaudette agreed last year that there were some minor concrete repairs that needed to be performed on the interior and the exterior of the parapet wall, and that she will meet with a contractor next week to obtain a proposal for the repairs. She also stated that she has solicited proposals for painting the parapet wall as well, perhaps in the fall. ***Ms. Murphy moved to accept the proposal submitted by Ace of Spray on February 15, 2024, to power-wash the tennis/pickleball courts and the surrounding parapet wall at a cost not to exceed \$5,050.00. Ms. Slattery seconded the motion, and it passed unanimously.*** Ms. Thronson asked about making the courts available to players who are not Sandburg Village residents, but Ms. Goodwin reminded her that access to the courts is through Faulkner House, using a fob to enter. Mr. Connor noted that use of the courts has increased and that Sandburg residents should not be made to wait too long to use them. Ms. Goodwin agreed that membership increased a great deal last year, and that she is working on adding two pickleball courts on tennis court 4, with more information on the matter to come at the next Board meeting.

Ms. Goodwin described what is planned to take place when Alderman Hopkins addresses the Board, including a period for unit owner comments, which can be addressed either at the meeting or after it. Regarding recent incidents in the area around the Village, she described how HOA Management and the individual association managers, as well as the security firm, are notified about them. Ms. Goodwin emphasized that the Village security officers are not police, and that residents who do observe a crime should call 911 first, then HOA security, whose officers are on duty from 5:00 p.m. to 5:00 a.m. every day patrolling and monitoring the entire property. She listed the additional duties of the HOA security officers and the actions that they take. In response to Ms. Thronson's request that the Tot Lot be opened earlier this year, Ms. Goodwin stated that the Board must approve this, and described the work that is normally done to prepare the Tot Lot for use. Discussion ensued about the pros and cons of opening the site early. Ms. Goodwin agreed to consult legal counsel as well as HOA's insurance representative about liability issues and coverage, with which the Board agreed.

PRESENTATION BY 2nd WARD ALDERMAN BRIAN HOPKINS

Alderman Hopkins joined the meeting at 7:13 p.m. He first referred to and provided details about the recent road rage incident that took place in the area and the police response to it, and noted that apparently both of the participants had gang affiliations. Alderman Hopkin also referred to his efforts to have a ShotSpotter system installed in the neighborhood as well as along Lake Shore Drive, noting that the police superintendent supports the idea but that Mayor Johnson does not, and that he and other aldermen have eight months to convince the mayor to approve such installations, which are not very costly. With reference to police pod cameras, the alderman stated that if HOA is considering installing additional cameras on its property, his office will work with HOA to facilitate the installation, including ensuring that the cameras are connected to the Chicago Office of Emergency Management and Communications system. Discussion ensued about where in the neighborhood such cameras are permitted to be installed, and about installing additional cameras on Clark Street. Regarding having police in marked cars parked in the area, the alderman stated that this is apparently not a very effective crime deterrent, and younger officers are actively patrolling the Division Street area. He also reported that the city has authorized an analysis of how officers are being employed throughout the city, noting

that the 18th District, which is seeing an increase in various crimes, used to have 500 patrol officers, but only 200 now, dealing largely with armed robbery, carjacking and burglary. Alderman Hopkins also stated that he will continue deploying the cameras and the license plate readers on Lake Shore Drive, and that the state has committed to installing additional automated traffic control measures on Lake Shore Drive.

Ms. O'Neil thanked Alderman Hopkins for the Zone 74 signage in the area and asked about ways that HOA could support his efforts with the Mayor to obtain more foot patrols and also about ways to deal with increased crime statistics in the Division Street Corridor. Alderman Hopkins responded that he has passed a moratorium applying to his entire ward according to which one can no longer apply for an extended liquor license, and that he will testify against permitting a new bar to open on Wells Street. He noted that bar clientele is more frequently armed, which concerns the 18th District police officers, and that the mayor will use the Democratic National Convention coming to the city this year to make some changes in the areas, including the Near North areas, that he thinks will be under media attention. Alderman Hopkins then announced that there will be a public safety meeting in early April and that he would like a strong Sandburg showing at that meeting because representatives of the mayor's office will be present. He also referred to a Resource Study to be conducted that will compare neighborhoods, with the opportunity to present the Near North Side as a neighborhood that would welcome additional resources. In response to questions about what Sandburg residents can do to increase security, the alderman stated that at the April public safety meeting, community members, including Sandburg Village residents, will be urged to report what they see and showed how to report and document what they see. He noted that the meeting will be held in person and possibly via Zoom. Discussion ensued about the efficacy of parking changes in the Sandburg Village area and other areas.

The Board thanked Alderman Hopkins, and he left the meeting at 7:39 p.m.

UNIT OWNER COMMENTS AND QUESTIONS

Unit owners commented on various matters.

APPROVAL OF MINUTES

Ms. Slattery asked if there were any additions or corrections to the minutes of the regular Board meeting held on November 29, 2023. There being none, ***Ms. Slattery moved to approve the minutes of the regular HOA Board of Directors meeting held on November 29, 2023, as presented. Ms. Schneider seconded the motion, and it passed, with Ms. Fiacchino abstaining.***

Ms. Slattery asked if there were any additions or corrections to the minutes of the regular Board meeting held on January 24, 2024. There was one correction. ***Ms. Slattery moved to approve the minutes of the regular HOA Board of Directors meeting held on January 24, 2024, as corrected. Ms. Fiacchino seconded the motion, and it passed unanimously.***

Ms. Slattery asked if there were any additions or corrections to the minutes of the special Board meeting held on February 7, 2024. There being none, ***Ms. Slattery moved to approve the minutes of***

the special HOA Board of Directors meeting held on February 7, 2024, as presented. Ms. Johnson seconded the motion, and it passed, with Ms. Lorms, Mr. Murphy and Ms. Morgan abstaining.

PRESIDENT'S REPORT

Mr. Connor encouraged everyone to be safe and watchful.

ACTION AND DISCUSSION ITEMS (continued)

Association Pots – Fall and Winter Rotations

Ms. Goodwin presented the options for the associations' entrance planter pots provided by Woodlawns, including the two original options as well as three additional options each for fall and winter, noting that the Board had requested bright colors, and stating that the Board should pick one display for fall and one display for winter out of the five displays provided for each season. She added that the options chosen would be planted in all of the association entrance pots. ***Ms. Slattery moved to approve Option #3 for the 2024 entrance pot fall rotation provided by Woodlawns Landscape Company. Ms. Schneider seconded the motion, and it passed unanimously.***

Ms. Slattery moved to approve Option #5 for the 2024 entrance pot winter rotation provided by Woodlawns Landscape Company. Ms. Schneider seconded the motion, and it passed unanimously.

DIRECTORS-MANAGEMENT FORUM

Ms. Goodwin reported that at the Board's direction, she asked FFC management if they would be willing to give Sandburg Village residents a discount for FFC membership, and that FFC agreed to charge only \$40.00 for the enrollment fee. Ms. Thronson noted that what was wanted was a discounted monthly membership rate, which FFC did not offer, in a reciprocal arrangement that takes into account the discount that HOA offers FFC members for pool membership. Discussion ensued. Ms. Goodwin offered to discuss the matter with FFC. Further discussion ensued.

Ms. Goodwin requested direction from the Board regarding notices about criminal activity on the property. In response to Ms. Fiacchino's suggestion to post the emails about such activity on the HOA website that Ms. Goodwin sends to the HOA Board members and the association managers, Ms. Goodwin reminded her that the HOA website is not private, and Ms. Johnson suggested sending the notices directly to the individual association managers. Discussion ensued. Ms. Goodwin stated that she notifies the security firm, the individual association managers, and the HOA Board directors and alternates, and that the individual associations then decide whether to promulgate the information to their residents. She noted that the individual association managers keep her informed. Ms. Goodwin also agreed with Ms. Slattery's suggestion that individual Board members inform her about any incidents via email, and stated that security should always be told about any type of incident that takes place during the security shift. Ms. Murphy emphasized the importance of calling 911 first. Discussion ensued about juveniles running through the Schiller mall, with one hiding in a patio area after jumping over a townhouse wall. In response to a question about erecting a fence north of Lowell House on the Schiller Mall, Ms. Goodwin stated that she obtained information from a vendor about what such a fence

would cost and conveyed it to the townhouse association to discuss at its next board meeting. Discussion ensued about individual association managers sharing information from Ms. Goodwin with their residents.

Discussion ensued about whether to hold an in-person meeting in March. Ms. Slattery stated that the matter was raised at the last meeting, including the possibility of holding hybrid meetings going forward, and asked that it be added to the next meeting's agenda, to which Ms. Goodwin agreed.

ADJOURNMENT

There being no further business to come before the Board, upon motion duly made by Ms. Johnson, seconded by Ms. Fiacchino and unanimously approved, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Nancy J. Slattery
Secretary