

MINUTES OF THE APRIL 3, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 7:15 p.m. with a quorum achieved. All Board members were present except Ms. Sutz. Ms. Kennedy attended via conference call. Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. Ms. Panousis reviewed the Financial Report that was sent to all Board members by the management company prior to the meeting. Minutes from the March Board meeting were approved.

Complaint Hearings - NONE

Architectural Modification requests - NONE

Management Report

- New clubhouse television was delivered by ABT and installed by Quality Built.
- Scull Plumbing opened/prepared pool locker rooms for the pool season on April 2nd at 7:00 a.m.
- Wheeling Park District confirmed a room for the Annual Meeting on June 5 at 7:00 p.m.
- 2019 Pool Passes will be distributed May 11th from 3:00 p.m. – 5:00 p.m. at the Clubhouse by our Braeside Manager, Ms. Vass. Anyone not have a lease agreement on file, a valid homeowner's insurance certificate on file, and/or owes the Association money will not be issued a pool pass.
- Call for candidates to fill the 2 Board positions that will be open as of June were sent out with a deadline for submittal of April 10th. To date 2 candidate forms have been received.
- Davey began winter pruning of trees on April 1st. Best has completed dormant pruning of shrubs.
- Assurance Heating came out to replace the pressure relief valve for the pool heater reported by the state inspector to be malfunctioning.
- Kurtis Bailey of Chicagoland Pool is working on opening the pool for the season.
- Real estate tax appeal opt in forms have been sent to homeowners.

Old Business

- The Board met on March 25 in Executive Session with the Association attorney regarding the Common Interest Community Association Act.
- Driveway sealcoating will take place once asphalt plants open. Homeowners will be notified in advance.
- Messrs. Perelgut & Padmanban will meet with a light fixture distributor that Mr. Pawlow has been in contact with regarding a discounted cost on exterior coach light fixtures.

New Business

- Late fee was waived for 318 Partridge
- The Board approved several landscape proposals from Best Lawn totalling \$31,810.00.
- During the April 25th landscape walkthru it will be determined if trees removed during the winter will need to be replaced.
- The Board voted to give specific responsibilities to each Board member with regard to working with management. Ms. Kennedy will handle landscaping, Mr. Padmanaban will handle violations, Mr. Pawlow will handle "eblasts" from management reviewing them prior to them being sent out to homeowners, Ms. Sutz will make certain all rental units have the proper paperwork to management, and Mr. Perelgut will see that all maintenance items are done according to the prescribed maintenance calendar as well as overseeing pool operations.
- The Village reports excessive water bills at 298-310 Oakwood. Management as well as Mr. Perelgut have attempted to contact homeowners to alleviate the problem. The problem has not been resolved thus all homeowners at those addresses will be asked to attend the May 1 meeting.
- All unit owners who rent their units who have not submitted the proper paperwork to management will be sent a final letter regarding compliance prior to a violation hearing letter.

Cont'd

-2-

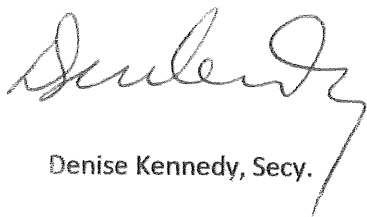
COMMITTEE REPORTS

-Landscape (Ms. Kennedy & Mr. Padmanaban) no report to be given

-Rules (Mr. Padmanaban, Ms. Panousis, & Mr. Pawlow)- no report to be given

Meeting adjourned at 8:19 p.m.

Submitted by,

A handwritten signature in cursive script, appearing to read "Denise Kennedy".

Denise Kennedy, Secy.