

MINUTES OF THE June 5, 2019 SHADOW BEND BOARD MEETING

Meeting was called to order at 8:35 p.m. with a quorum achieved. All Board members were present. Our representative from Braeside Community Management, Shari C. Vass CPM, was also in attendance. The Financial Report was sent to all Board members by the management company prior to the meeting for review. Minutes from the May Board and Executive Session meetings were approved. Nomination for election of officers resulted in Mr. Perelgut as President, Mr. Padmanaban as Treasurer, & Ms. Kennedy as Secretary. It was determined according to the Decs & ByLaws the Vice President position need not be filled. Mr. Perelgut acknowledged Ms. Panousis for her valuable contribution to the Board and her outstanding job as Treasurer this past year.

Complaint Hearings - NONE

Architectural Modification requests - NONE

Management Report

- 2019 pool passes were distributed by Ms. Vass at the clubhouse on May 11 from 3pm-5pm.
- Chico's Tree Service removed a dead tree from behind 209 Shadowbend Drive
- Sealcoating is being done by Kaplan Paving as weather permits
- 292 Kingswood has requested wood chips be spread in his backyard; Ms. Vass will get a quote from both Davey Tree and Best Lawn for same but cost will be borne by homeowner.
- Maintenance list & violation list were provided by management.
- Ms. Vass contacted the Village regarding the failure of sealcoating put down on Shadowbend streets by the Village. The Village will review the situation.

Old Business

- A property line survey will be done to determine responsibility of declining trees. The Board voted for an expenditure not to exceed \$3500.00 for the project at the May Board meeting. Ms. Vass is awaiting proposals from 2 companies.
- Homeowners who can provide a receipt for recent sealcoating of their drive will be sent a \$33.00 reimbursement for not receiving sealcoating this year from the Association
- Mr. Padmanaban presented a quote from Rainbow Lighting for custom production duplicating our present light fixture. Mr. Pawlow presented a quote for a different light fixture. Mr. Pawlow's light fixture will be installed on his unit for the Board to review prior to making a decision. The budget for the light fixture including installation is \$35,000.00. There will be a special committee meeting on June 12 to finalize the project.

New Business

- Ms. Kennedy discussed Best Lawn landscape proposals and the Board agreed to an expenditure not to exceed \$3000.00 once the proposals were revised and updated.
 - The Board voted to award American Family versus Hollinger the insurance policy for Shadowbend 2019-2020. Savings will be approximately \$3000.00.
 - The 2019 carpentry bid of \$38,673.10 was awarded to Ferraro. The Board budgeted \$60,000 for the project.
- The Board was in executive session from 9:20pm-9:30pm. The majority of the Board agreed to have our attorney send letters threatening a \$500.00 fine, any legal fees incurred, and possible legal action against homeowners who are renting their property and have not provided management with the proper paperwork required by the homeowner rules. The Board agreed to a fee not to exceed \$2000.00 for the work by the attorney.
- The Board voted to cancel the July 3 meeting due to the holiday. Next Board meeting will be August 7. Meeting adjourned at 9:45pm.

Submitted by, Denise Kennedy, Secy.

