

## **MINUTES OF THE December 4, 2019 SHADOW BEND BOARD MEETING**

Meeting was called to order at 7:35p.m. with all Board members 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 November 2019 Board meeting were approved.

### **Complaint Hearings:**

145 SBD – failure to submit architectural modification for installation of deck and failure to install animal guard/*continued to February 5<sup>th</sup> meeting in order that Village of Wheeling may inspect deck for code violations*

210 SBD – failure to repair sidewalk/stoop due to sewer line drop repair/*continued to May 15<sup>th</sup> since architectural modification was not approved in time for work to be done before winter weather*

251 Woodmere – failure to remove illegal temporary concrete blocks from beside front stoop/*continued until May 15<sup>th</sup> at which time homeowner has option to perform permanent solution (ie. adding concrete step and railing or grab bar for handicap access with prior architectural modification approval) but must remove blocks*

293 Kingswood – illegal antenna installation on side fascia or unit/*continued to Jan 20<sup>th</sup> as antenna bracket has not been removed nor siding repaired properly*

318 Partridge – stoop needs repair/rear coach light bulb needs replacement/fogged patio door needs replacement/*continued to Jan 20<sup>th</sup> as homeowner is actively working on resolutions*

### **Architectural Modification requests – none**

### **Management Report**

- Santucci plumbing proposals signed
- McGil Services proposal signed
- Five Star completed installation of new boilers in clubhouse & pump room
- Glass globes for light fixtures have shipped from Mexico
- Email blast sent out about removal of Halloween decorations and pots on stoops

### **Old Business**

-Geico has sent a check for \$17,990.500 for replacement of the south entrance sign but did not include the \$1500.00 for landscaping. Board directed manager to have our attorney address short-pay issue.

### **New Business**

- The Board approved an audit for 2019 be done by the Cuskierski accounting firm @\$2500.00
- The Board ratified Santucci Plumbing proposals : \$700.00 for dye testing 2 units (290 & 292) on Kingswood/ \$3356 for window well rodding at 3 units on Forestway (310,323,325) and 1 unit on Oakwood (308)/\$6300 for common area sump pit cleaning/\$457 for exploratory work at 323 Forestway due to basement water issues
- The Board approved US Waterproofing to do basement drain tile work including installation of a new replacement sump pump at 304 Oakwood pending discussion with our attorney regarding a homeowner hold harmless agreement and homeowner signing off on same. Expenditure totals \$6290.00
- The Board approved an additional expenditure for tree removal with Davey Tree @\$3675.00
- The Board approved an additional expenditure for swale work with McGil Services @\$3245.00
- The Board approved additional exploratory work to be done by Santucci Plumbing at 290-92 Kingswood as well as 323 Forestway to determine source of unwanted basement water intrusion.
- Tree removal in front yard due to homeowner request at 289 Kingswood was tabled.

Next Board meeting will be January 15th. Meeting adjourned at 8:30 p.m.

Submitted by,

Denise Kennedy, Secy.