

SUBJECT	Regular Board Meeting of The Board of Directors of the River Walk Condominium Association, located at 545-555 River Road, Des Plaines, Illinois.
LOCATION	Lobby of the 555 River Road building, Des Plaines, Illinois.
DATE	Meeting held on Wednesday, June 13, 2012.
NOTIFICATION	All owners received notice according to the governing documents of the association.

President	Niko Bubaris	Present
Vice President	Doris Ptack	Present
Secretary	StanleySzeweczyk	Absent
Treasurer	Jason Stapleton	Present
Director	Sam Perricone	Present
Hanlin Management	Hank Kolak	Present
Hanlin Management	Evelyn Kimmel	Present
Owners representing units: 545 Building: 207, 305, 408, 502, 505, 506, 606. 555 Building: 202, 206, 302, 307, 308, 502, 505, 506, 602, 606, 701, 703, 708		

CALL TO ORDER:

With a duly called motion and second, the meeting was called to order and a quorum declared at 6:35 p.m.

COMMITTEE REPORTS:

- None

MOTIONS:

APPROVE 03/21/12 BOARD MEETING MINUTES:

Motion: Niko Bubaris to accept the minutes as presented. **Second:** Doris Ptack. **Discussion:** None

Vote: 5 In Favor. 0 Against. 0 Abstain. The minutes were Approved as presented.

APPROVE 05/30/12 SPECIAL MEETING MINUTES:

Motion: Niko Bubaris to accept the minutes as presented. **Second:** Doris Pack. **Discussion:** None

Vote: 5 In Favor. 0 Against. 0 Abstain. The minutes were Approved as presented.

APPROVE EXPENDITURES:

Each month Hanlin Management submits to the board a photocopy of each expenditure.

Motion: Niko Bubaris to approve the expenditures for the months of February – March – Paril 2012 as presented. **Second:** Sam Perricone. **Discussion:** None

Vote: 5 In Favor. 0 Against. 0 Abstain. Approved

TREASURER'S REPORT:

Evelyn Kimmel read the treasurer report aloud. As of 04/30/12, YTD Income: \$106,763.71. YTD Expenses: \$91,168.99. YTD Cash Balance: \$138,32073. Through the date of this report the association has paid in full all bills presented. **Motion:** Doris Ptack to approve the expenses. **Second:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved

RATIFY PERFECT TURF LANDSCAPING PROPOSAL FOR LANDSCAPE EXTRAS:

The Board reviewed competitive proposals for landscaping for the buildings.

Motion: Niko Bubaris to ratify the proposal from Perfect Turf. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY PLUMBING PARKING LOT SEWER REPAIR PROPOSAL FOR \$2,400:

The Board reviewed competitive proposals for parking lot sewer repairs.

Motion: Sam Perricone to ratify the proposal from MidCity Plumbing. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY CAM ELECTRIC GARAGE LIGHTING RETROFIT PROPOSAL FOR \$9,832:

The Board reviewed competitive proposals for retrofitting garage lighting for new required energy efficient bulbs to take advantage of the ComEd rebate for upgrading.

Motion: Niko Bubaris to ratify the proposal from Cam Electric. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MR. NATURAL CARPET & FURNITURE CLEANING PROPOSAL FOR \$1,110:

The Board reviewed competitive proposals for carpet cleaning. **Motion:** Niko Bubaris to ratify the proposal from Mr. Natural. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY A&J CLEANING SERVICE JANITORIAL SERVICE CONTRACT FOR \$1550 PER MONTH:

The Board reviewed competitive proposals for janitorial service at the buildings.

Motion: Niko Bubaris to ratify the proposal from A&J Cleaning Service in the amount of \$1,550 per month. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY JOE RIVKIN AUDIT PROPOSAL FOR \$2,150:

The Board reviewed competitive proposals for auditing the association's 2011 financial records.

Motion: Niko Bubaris to ratify the proposal from Joe Rivkin in the amount of \$2,150. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY NATIONS ROOFING CONTRACT FOR GARAGE ROOF REPAIRS:

The Board reviewed competitive proposals for repairing the garage roofs for the 545 and 555 buildings.

Motion: Niko Bubaris to ratify the contract from Nations Roofing. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

ASSOCIATION UPDATES:

The Board reviewed and discussed the RRK & Associates report for the roofs. The Board will obtain bids for the building roof repairs as the garage roof repairs are being handled by Nations Roofing. The work on the garage roofs will begin July 5th.

American Home Comfort has posted a list for those who wish to have the individual air conditioning units serviced.

The elevator solid state starter bids have been obtained so the Board can better determine the funds needed for building repairs and replacements. The changes must be made by 2015 to be compliance with the new State mandated regulations.

The mechanical doors on the elevators will also have to be updated with restrictors to prevent accidents and to meet the 2015 mandated State regulations.

The 2012 13th month assessment is due July 1, 2012.

The 2012 14th month assessment is due on or before November 1, 2012.

There are 2 additional monthly assessments due in 2013. The 13th month assessment will be due by March 1, 2013, and the 14th month assessment will be due by August 1, 2013.

The board has obtained a bid for the removal of the dark tile in the back hallway and painting for budgeting purposes.

The Board has approved the forming of a Social Committee. Any unit owner interested in being on the Social Committee should contact a Board Member.

The Board is working on a 5-year plan for potential financial obligations for major repairs and replacements at the building. The 2012 and 2013 additional monthly assessments are designed to help meet those financial obligations without raising assessments.

The Board has obtained a bid for the balcony railing replacements which would total approximately \$96,000. The Board is having the balcony railings inspected to determine the remaining economic life of the railings before making any decision as to painting or to plan to replace them at a future date.

The Board mentioned that planters are to be located inside the balconies and not hanging over the railings. All planters should also have a pan or plate beneath them to catch excess water and to prevent water dripping down on other unit balconies.

The Board discussed that the bike rack situation is not yet finalized.

UNIT OWNER DISCUSSION ITEMS:

- An owner mentioned that someone was seen backing out of the main garage. All vehicles should exit the garage front end first.

- An owner mentioned that people should honk to avoid a collision with another vehicle when exiting the garage.
- An owner mentioned that children were seen running around the garage exists. People should watch their children around vehicles to avoid having an accident or injury to children.
- An owner asked if the windows would be washed.
- An owner asked if the dryer vents would be cleaned
- An owner asked about the 3rd floor carpeting after the cleaning.

ADJOURN:

With a duly called motion and second, the meeting was adjourned at 7:10 pm. Next Meeting tentatively scheduled for 09/05/12

Respectfully submitted,

A handwritten signature in black ink that reads "Evelyn Kimmel". The signature is written in a cursive, flowing style.

Evelyn Kimmel, CMCA
Hanlin Management