

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 545 River Road building, Des Plaines, Illinois.
DATE	Meeting held on Wednesday, September 11, 2013.
NOTIFICATION	All owners received notice according to the governing documents of the association.

President	Niko Bubaris	Present
Vice President	Doris Ptack	Present
Secretary	StanleySzeweczyk	Present
Treasurer	Jason Stapleton	Present
Director	Sam Perricone	Absent
Hanlin Management	Barbara Kosmowski	Present
Owners representing units: 545 Building: 203, 207, 305, 404, 502, 503, 508, 605, 702, 703. 555 Building: 203, 206, 207, 208, 307, 308, 401, 403, 502, 504, 505, 602, 604.		

**CALL TO ORDER:**

With a duly called motion and second, the meeting was called to order and a quorum declared at 6:32 p.m.

**COMMITTEE REPORTS:**

- None

**MOTIONS:**

**APPROVE 06/12/13 BOARD MEETING MINUTES:**

**Motion:** Niko Bubaris to accept the minutes as presented.

**Second:** Doris Ptack. **Discussion:** None

**Vote:** 4 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:** Doris Ptack to approve the expenditures for the months of May through July 2013 as presented. **Second:** Jason Stapleton. **Discussion:** None

**Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved

**TREASURER'S REPORT:**

Barbara Kosmowski read the treasurer's report aloud. As of 07/31/13, YTD Income: \$262,566.96. YTD Expenses: \$229,583.03. The Association is currently showing an operating surplus of \$32,983.93. YTD Non-budgeted income: \$18,860.73. YTD Non-budgeted expenses: \$49,151.64. Cash Balance: \$172,298.56.

**Motion:** Niko Bubaris. **Second:** Doris Ptack. **Discussion:** None.

**Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved

RATIFY OTIS ELEVATOR PROPOSAL FOR SOLID STATE STARTER AT \$11,068:

**Motion:** Jason Stapleton to ratify the proposal for solid state starter at \$11,068. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY OTIS ELEVATOR PROPOSAL FOR DOOR RESTRICTOR AT \$21,652:

**Motion:** Niko Bubaris to ratify the proposal for mechanical door restrictor at \$21,652. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY TEE CHANGE REPAIR PROPOSAL FOR THE 545 BUILDING FOR \$1,125:

**Motion:** Niko Bubaris to ratify the proposal for tee change repair at the 545 building for \$1,125. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY HOT WATER HEATER PROPOSAL FOR THE 555 BUILDING FOR \$9,720:

**Motion:** Niko Bubaris to ratify the proposal for a new hot water heater at the 555 building for \$9,720. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY PROPOSAL TO INSTALL PLATE COVERS FOR \$400:

**Motion:** Niko Bubaris to ratify the proposal to install plate covers over the existing clean-out plugs in the garage at \$400 for both buildings. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY MIDCITY PROPOSAL FOR TRASH ROOM COLD WATER LEAK AT \$1,690:

**Motion:** Niko Bubaris to ratify the proposal for trash room cold water leak at the 555 building at \$1,690. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY AHERN FIRE PROTECTION PROPOSAL FOR FIRE ALARM TESTING AT \$600:

**Motion:** Niko Bubaris to ratify the proposal for fire alarm inspection and testing at \$600. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY CAROL MADSEN LANDSCAPE DESIGN FOR \$1,000:

**Motion:** Niko Bubaris to ratify the Carol Madsen Landscape Design proposal for one design concept drawing plan at \$1,000. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE E.F. BASSING FOR ROOF REPAIRS AT BOTH BUILDINGS AT \$3,930:

**Motion:** Doris Ptack to ratify the proposal for E.F. Bassing for roof repairs for both buildings per RRK Associates Report at \$3,930. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

**ASSOCIATION UPDATES:**

- The Board discussed the Comcast Bundling Information: Everyone will get a notice under the doors to vote Yes or No. There has to be 65% of the people to vote Yes in order to have Comcast. Within a month the board will hold a meeting.
- The Board discussed Association Summer Projects Summation: Balcony railing painting. Anyone with rust on the balcony should contact Kim at Hanlin to schedule the touch up painting.
- The Board discussed the Elevator Upgrades said all the elevators were upgraded and done.
- The Board discussed the 555 building back hallway said it was pushed to the back for now but will be working on it.
- The Board discussed the Exterior lights said those were upgraded to LED for security reasons so it can be bright.
- The Board discussed Upcoming Projects: Decorating the Lobby's and Interior Hallway Lights will be done in spring of 2014. The money for the project will be coming out of the sweep account.
- The Board discussed the bids for sealcoating and wheel stops they received two bids so far waiting for third. Will be reviewing all the bids the first thing will be the wheel stops once those are replaced then the sealcoating will be done.
- The Board discussed having seasonal touch up painting done to the Association Common Area's in spring of 2014. Hanlin will obtain bids.
- The Board discussed the IDOT Negotiations/Exterior Improvements: Niko Bubaris explained that the board does not have the right to sign the contract. You need 75% of the unit owners to sign in order to accept the contract. Each unit owner will have to sign the petition and present in court on October 8, 2013. Once the contract is signed the Association will get the \$107,000 that money will be put in IDOT Account.
- The Board did receive bids for the landscaping improvements. The driveway will be expending, there will be a bigger sign with lights, trees and flowers. All that will start once the road is completed.
- The Board mentioned that election is coming up on November 6, 2013 to think about getting on the board.

**UNIT OWNER DISCUSSION ITEMS:**

- An owner asked if the Comcast is for the whole building. It's for each unit owner.
- An owner asked when the touch painting be done for common areas. Spring of 2014.
- An owner asked how much each unit owner will get after the IDOT improvements. The amount would be around \$400-\$700 after all the repairs.
- An owner asked about the dryer vent cleaning.

**ADJOURN:**

With a duly called motion and second, the meeting was adjourned at 7:10 p.m. Next Meeting tentatively scheduled for November 06, 2013.

Respectfully submitted,



Barbara Kosmowski  
Hanlin Management