

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, November 6, 2013.
NOTIFICATION	All owners received notice according to the governing documents of the association.

President	Niko Bubaris	Present
Vice President	Doris Ptack	Present
Secretary	StanleySzewczyk	Present
Treasurer	Jason Stapleton	Present
Director	Sam Perricone	Present
Hanlin Management	Janice Prinz	Present

Owners representing units:
545 Building: 203, 404, 408, 507, 604, 608, 702.
555 Building: 201, 203, 206, 207, 304, 307, 308, 401, 402, 403, 404, 501, 502, 505, 603, 606, 702, 703, 704.

The Unit Owner forum was held prior to the call to order.

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 09/11/13 BOARD MEETING MINUTES:

Motion: Jason Stapleton 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 09/18/13 BOARD MEETING MINUTES:

Motion: Jason Stapleton 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 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 August – September 2013 as presented. **Second:** Doris Ptack. **Discussion:** None

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

TREASURER'S REPORT:

Jan Prinz read the treasurer's report aloud. As of 9/30/13, YTD Income: \$329,443.33. YTD Expenses: \$317,156.89. YTD Non-budgeted income: \$19,346.91. YTD Non-budgeted expenses: \$49,151.64. Cash Balance: \$152,038.26.

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

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

RATIFY BORGARDT FOR SNOW PLOWING FOR 2013-2014:

Motion: Doris Ptack to ratify the proposal from Borgardt for snow plowing for 2013-2014.

Seconded: Jason Stapleton. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

RATIFY KAPLAN PAVEMENT:

Motion: Niko Bubaris to ratify the Kaplan Pavement proposal to remove and replace wheel stops for \$2,175. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY AHERN FIRE PROTECTION ANNUAL SPRINKLER INSPECTION:

Motion: Doris Ptack to ratify the Ahern Fire Protection annual sprinkler inspection proposal for both buildings for \$500. **Seconded:** Niko Bubaris. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

RATIFY DIRECT ENERGY ELECTRIC SUPPLY AGREEMENT:

Motion: Niko Bubaris to ratify the Direct Energy supply agreement as electric supplier for both buildings. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract

APPROVE PNC BANK AS ASSOCIATION BANK:

A unit owner distributed a letter to residents of the 545 building accusing the board of a conflict of interest in moving association funds and accounts to PNC Bank because the Board President's sister works for PNC Bank. The letter was read to all unit owners present at the meeting and a call for a revote was requested by the Board President who recused himself from the decision.

Motion: Doris Ptack to approve and ratify the decision to move association accounts and funds to PNC Bank. **Seconded:** Jason Stapleton. **Discussion:** None. **Vote:** 4 In Favor. 0 Against. 1 Abstain. Approved.

APPROVE HPS BOOSTER PUMP REPLACEMENT:

Motion: Niko Bubaris to approve the booster pump replacement by HPS for the 555 building for \$1487. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved per the terms of the contract.

APPROVE 2014 BUDGET:

The Board reviewed the 2014 proposed budget with no increase for 2014.

Motion: Niko Bubaris to approve the 2014 budget. **Seconded:** Doris Ptack. **Discussion:** None. **Vote:** 5 In Favor. 0 Against. 0 Abstain. Approved.

ASSOCIATION UPDATES:

The Board discussed the garage floor refinishing bids received, which would run approximately \$50,000 for each garage. It was not an anticipated project and the matter has been tabled.

The Board discussed the Comcast bundling proposal. Unit owners were given information and ballots. The Board wanted more than a simple majority to consider the proposal. The matter has been tabled as there was not sufficient interest of residents to install Comcast for all units.

The Board discussed updating the lobbies. The lighting in the lobbies will be upgraded and furniture purchased for the lobbies. The Board will be working with an interior designer and present the final proposals to the unit owners for a decision.

The Board reminded everyone not to park in certain parking spaces when there is snow so that the snow removal company pile the snow in the middle 6 spaces in the rear lot.

The Board discussed the 2014 meeting dates and they are fine as listed for Wednesdays in March, June, September & November of 2014.

UNIT OWNER DISCUSSION ITEMS:

- None

ADJOURN:

With a duly called motion and second, the meeting was adjourned at 7:09 pm. Next Meeting tentatively scheduled for March 19, 2014.

Respectfully submitted,

Janice Prinz, CMCA
Hanlin Management