

Board of directors meeting

One east scott condominium association

November 14, 2007

A meeting of the Board of Directors of the One East Scott Condominium Association an Illinois Not for Profit Corporation (the "Association") was called to order by Jay Hinshaw at 7:00 PM, November 14, 2007 at One East Scott Street immediately following the annual meeting.

Present were board members Kay Dembski, Tricia Fergusson, Jay Hinshaw, John Seastone and Nicki Weeden ; Michael Schwanderlik was absent. Also present were Debbie Elsasser, Property Manager and Philip Carter representing Community Specialists. Jay Hinshaw acted as Chair of the meeting and Phil Carter kept the minutes.

The next order of business was the election of Officers. Mr. Hinshaw stated that Nicki Weeden, John Seastone and Jay Hinshaw had been elected to the Board and would each serve a two-year term. Mr. Hinshaw then called for nominations for the office of President, Treasurer and Secretary.

On a motion duly made (Kay Dembski) and seconded (Nicki Weeden) the following resolution was unanimously adopted:

RESOLVED: That Jay Hinshaw be elected to serve as President of the Board.

On a motion duly made (Kay Dembski) and seconded (Nicki Weeden) the following resolution was unanimously adopted:

RESOLVED: That John Seastone be elected to serve as Secretary of the Board.

On a motion duly made (Nicki Weeden) and seconded (Tricia Fergusson) the following resolution was unanimously adopted:

RESOLVED: That Michael Schwanderlik be elected to serve as Treasurer of the Board.

The next order of business was the approval of the minutes from the Board of Directors meeting held on September 18, 2007 . On a motion duly made (Nicki Weeden) and seconded (Tricia Fergusson) the minutes of the August 8, 2007 Board Meeting were unanimously adopted with noted changes.

The Financial Report for the period ending October 31, 2007 presented by Phil Carter.

CASH & Investment Balances as of October 31, 2007 are as follows:

Lakeside Bank Operating Cash \$45,498

Lakeside Bank Money Market 56,301

Park National Bank Money Market 92,543

Smith Barney Money Market 144,180

Certificates of Deposit 893,000

Total \$1,231,522

The Replacement Reserve Funds as of 10/31/07 were:

GL #3076 - Façade Repairs Reserve \$ 308,329.00

GL #3077 - Window Replacement Reserve 260,421.00

GL #3078 – Garage Reserve 4,167.00

GL #3080 - Capital Replacement Reserve

10/01/07 Balance \$978,837.83

October Contribution 13,708.00

Minus 2007 Expenditures -548,167.00

10/31/07 Adjusted Capital Replacement Reserve 430,670.83

Total Reserve Balance \$980,067.83

The next order of business was the term length for leases. Management delivered the proposed rule change to all unit owners along with the Annual Meeting notification for the owners 30 day review. Discussion followed. On a motion duly made (Nicki Weeden) and seconded (John Seastone) the following resolution was unanimously adopted.

Resolved that the Board of Directors approves the rule change that requires a one year minimum on all leases.

The Board discussed User Fees including Move-IN/Move-Out fees. Community Specialists provided a list of user fees from approximately 30 buildings that they manage. Discussion followed. On a motion duly made (Kay Dembski) and seconded (Tricia Fergusson) the following resolution was unanimously adopted.

Resolved that the Board of Directors approves a \$100.00 fee for all move-ins and all move-outs.

The Board discussed the landscape proposals presented by the Landscape Committee and Management. Discussion followed. On a motion duly made (Nicki Weeden) and seconded (Kay Dembski) the following resolution was unanimously adopted.

Resolved that the Board of Directors accepts the Kinsella Landscape, Inc. proposal for landscape services for 2007-2008 and 2009 & 2010 season.

Debbie Elsasser stated that she is researching an updated security system including additional cameras, an intercom system to communicate with the loading dock door and a 4 position monitor at the doorman's station. Current estimates range from \$2,000 to \$4,000. Firm proposals will be presented at the next board meeting.

Debbie stated that the Laundry Room project is nearly complete with the exception of some counter tops and painting which should be finished before Thanksgiving.

Debbie discussed the HVAC units within the apartments stating that in the past many of the units have been repaired or replaced. She has been working with engineer John Dunn and Jim LaChappell of Community Specialists to review the HVAC units and to identify the problems and work up some solutions. Management will present its findings and recommendations in the next few months.

Jay Hinshaw reported on the new garage lease with State Parking.

Jay stated that the new company is very positive and optimistic about the business they will generate. Jay also stated that the association has received 50,000.00 security deposit

The Management discussed the trash chute room and signs for recycling guidelines. Management has been researching scavengers that have recycling programs. Debbie stated that she has received a proposal from Waste Management that is less than the current provider and Waste Management has a good recycling program. New signs will be ordered and installed above the chute to inform residents about recycling once the new scavenger starts. Discussion followed. On a motion duly made (Nicki Weeden) and seconded (Tricia Fergusson) the following resolution was unanimously adopted.

Resolved that the Board of Directors approves the contract proposal with Waste Management.

The next meeting will be held on February 6, 2008 at 6 PM.

There being no further business to come before the Board, on a motion duly made (John Seastone) and seconded (Tricia Fergusson) the meeting was adjourned at 8:25 PM.

Secretary of the Meeting