

Hinman House Condominium Association

Managed by
Heil, Heil, Smart & Golee, Skokie, IL 60077
847-866-7400

Minutes of the August 19, 2020 Board Meeting

Convened: 7:03 pm

Present: *Board Members:* K. Condra, L. Forman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *Absent:* R. Mitchell. *Unit Owner:* A. Lee. *From Heil & Heil:* J. Taylor.

Location: This meeting was conducted in the æther via Zoom.

Minutes: The Board approved the minutes of the July 15, 2020 Board Meeting with changes.

Treasurer's Report: The Board approved the July 31, 2020 Treasurer's Report.

The Period Ending	07/31/20
Monthly Income	\$45,419
Monthly Expenses	\$44,423
Bank Account	\$83,733
Financial Reserves	\$547,223

The Association is still collecting window assessment payments from unit owners on a payment plan.

General Subjects and Management Report: We have received one bid for installing new handrails in the stairwells. We are awaiting additional bids.

We are awaiting bids for repairing the parking deck on the southwest side of the building.

The Board ratified a vote made by email to allow a unit owner to have a tenant move in prior to the end of the previous 12 month lease.

Roof Replacement: Alpha Adjusting is working with our insurance company, Travelers, to come to a settlement. The Board ratified a decision made by email accepting bids from Clark Roofing for \$221,081 to replace the roof and for \$15,481 to install roof anchors for window washing equipment.

COVID-19: The Association strongly urges residents arriving or returning from states or countries experiencing a surge in new COVID-19 to self-quarantine for 14 days. The Association also reminds residents to wear a mask in public areas of the building.

Adjourned: 7:50 pm

Recorded by:
Joe Rutigliano
Board Secretary