

Hinman House Condominium Association

Managed by

Heil, Heil, Smart & Golee, Skokie, IL 60077

847-866-7400

Minutes of the July 19, 2023 Board Meeting

Convened: 7:05 pm

Present: *Board Members:* K. Condra, L. Forman, T. Holmes, R. Mitchell, J. Rutigliano, H. Voeks. *Absent:* R. Smith. *From Heil & Heil:* J. Taylor.
Unit Owners: L. Paul, M. Perrine.

Location: This meeting was conducted both in the æther via Zoom and corporeally in the ninth floor meeting room.

Minutes: The Board approved the minutes of the May 17, 2023 Board Meeting with changes.

General Subjects and Management Report: A unit owner will allow the Association to act as an agent for the rental of the unit. The Association will receive a fee for this service.

The Association brought court action to enforce payment of an assessment arrearage against a unit. The unit owner disputed the amount in arrears and demanded a trial. The trial date is September 28.

A unit owner that brought a lawsuit against the Association and another unit owner claiming failure to resolve a complaint of continual noise disturbance. The court has granted the Association's motion to dismiss the complaint, and has given the unit owner a deadline to file an amended complaint, if the unit owner elects to try again.

The Board approved a unit owner's request to rent the unit for a period of nine months.

The Board ratified the purchase for \$747.80 of a portable air-conditioning unit for the ninth floor meeting room, a transport dolly and an extension cord.

The Board voted to prohibit a unit owner from renting their unit. The unit owner purchased the unit in June 2021, but the Board determined that the owner never resided in the unit, and hence failed to comply with the Association's rule that a new owner must live in the unit personally for a minimum of 24 consecutive months before they are allowed to rent.

Capital Projects: The Board ratified a vote made by email to accept a bid for \$22,900 from Cahill Plumbing to replace a hot water heater.

The Board will collect bids to repair the front entry plaza. Water is leaking into the garage from this area. After the plaza is repaired, the Board will get bids for repairing a section of the garage ceiling.

Closed Session: The Board was in closed session from 8:00 pm until 9:05 pm

Violations: The Board fined a unit owner \$1,800, representing the amount of rent charged under a six-week sublease that violated Association rules prohibiting subleasing, plus an additional \$500 for failure to provide the Association with a copy of a lease document at the time of leasing and failure to provide the lease for more than a year after, despite the Association's repeated requests for the document.

Adjourned: 9:15 pm

Recorded by:

Joe Rutigliano
Board Secretary