

Hinman House Condominium Association

Managed by
NS Management, Skokie, IL 60077
847-998-0404

Minutes of the February 19, 2025 Board Meeting

Convened: 7:03 pm

Present: *Board Members:* K. Condra, M. Friedman, T. Holmes, J. Rutigliano, R. Smith, H. Voeks. *Absent:* L. Forman.
From NS Management: J. Taylor.
Unit Owners, Residents and other Participants: D. Levandovsky, M. Perrine.

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

Minutes: The Board approved the minutes of the December 18, 2024 Board Meeting with changes. The Board approved the minutes of the January 15, 2025 Annual Meeting with changes.

General Subjects and Management Report: There is no financial report for 2024 year end or for January 2025. The bookkeeper is waiting for a CD asset statement.

A unit owner in arrears on assessment payments is largely following a payment plan. The Board will continue to monitor the situation.

The Board approved a request by a unit owner to remodel a bathtub into a shower stall with the proviso that the unit owner gets a city permit or submits proof that a permit is not required.

The Board preliminarily approved a change to the Rules and Regulations to comply with a new Illinois law regarding accessible parking for disabled residents and a change to clarify procedures for the transfer of ownership of parking spaces. The changes will be sent to unit owners for comment and will be adopted at the March meeting.

Building Infrastructure: The Board is getting bids to replace the damaged exhaust hood and back draft damper in the rear parking lot.

Comcast has completed maintenance on the cable boxes and conduits on the building exterior.

Building internet access has been working well since the serious problems of last November. Our communications with our ISP, Zentro, appear to have been effective.

The Board discussed installing additional security cameras on the front circular driveway and the north face of the building. Such cameras do not appear to be a cost-effective security measure.

The Board is researching additional bicycle racks for the garage.

Closed Session: The Board was in closed session from 8:35 pm until 8:45 pm.

Adjourned: 8:50 pm

Recorded by:

Joe Rutigliano
HHCA Secretary