

Hinman House Condominium Association

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

Minutes of the July 16, 2025 Board Meeting

Convened: 7:02 pm

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

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

Minutes: The Board approved the minutes of the May 21, 2025 Board Meeting with changes.

Treasurer's Reports: The Board approved the Treasurer's Reports for April 30, 2025 and May 31, 2025 with changes.

The Period Ending	04/30/25
Monthly Income	\$44,579
Monthly Expenses	\$30,513
Bank Account	\$24,845
Financial Reserves	\$609,814

The Period Ending	05/31/25
Monthly Income	\$44,579
Monthly Expenses	\$45,830
Bank Account	\$21,395
Financial Reserves	\$617,737

General Subjects and Management Report: The Building Manager applied for Nicor's Multi-Family Rebate Program to tune up the heating boiler and the hot water boiler.

The Board ratified a decision taken by officers of the Association to roll over a portion of a maturing Bank of America CD into a new 13-month CD at 4% APR. The balance of the maturing CD was deposited in the operating account to cover tuckpointing installment payments.

Findings: The Board approved an incoming renter's request to keep an emotional support cat in the unit.

The Board approved a unit owner's request to rent the unit after agreeing that the owner's mitigating circumstances fulfilled the requirement to reside

in the unit for at least 24 months.

The Board approved a unit owner's request to waive late payment and NSF fees due to extenuating circumstances.

Closed Session: The Board was in closed session from 7:55 pm until 8:30 pm.

Adjourned: 8:40 pm

Recorded by:

Joe Rutigliano
HHCA Secretary