



2756 Caton Farm Rd.
Joliet, IL 60435
Phone: (815) 609-2330
Fax: (815) 609-2335

Fields of Shorewood Association Meeting February 16, 2017

- Welcome
The Board meeting was called to order by Becky Lyons, at 7:00 p.m.
 - Roll Call
Board Members in attendance:
 - Becky Lyons – President
 - Elliot Nazos – Vice President
 - Daniel (Jake) Murphy – Treasurer
 - Nichole Muhich – Secretary
- Also in attendance, Kevin Szo from Nemanich Consulting & Management, Inc.
- Approval of the Minutes
A motion was made by Elliot Nazos to approve the November 3, 2016 board meeting minutes. Motion was seconded by Becky Lyons. Motion carried.
 - Financial Report
Kevin Szo from Management Company read the financial report. The operating account has \$ 66,744.97 and the reserves \$ 20,184.40. A motion was made by Elliot Nazos to approve the financial report. Motion was seconded by Daniel (Jake) Murphy. Motion carried.
 - Property Managers Report
Management conducted an inspection and noted various violations. A note was made of recent construction on vacant Lots. Street signs located at Vertin Blvd. and Trillium Lane were reported to the Village of Shorewood as missing and will be replaced.
 - Old Business
 - Vacant Lots
 - Further discussion regarding vacant Lots and recent construction. Board elected to not pursue a declaration amendment for assessment collections from vacant Lots.



EMANICH
onsulting and
anagement, Inc.

2756 Caton Farm Rd.
Joliet, IL 60435
Phone: (815) 609-2330
Fax: (815) 609-2335

- New Business
 - CD Maturing
 - Board approved moving matured CD from Association Capital Bank to First Community Bank. A motion was made by Elliot Nazos to open a CD with First Community Bank of Joliet for 17 months at 1.10% for \$35,000. Motion seconded by Daniel (Jake) Murphy. Motion passed.
 - Spring Walk Through
 - Spring walk through will be scheduled for lawn maintenance and tree trimming. Elliot Nazos and Daniel (Jake) Murphy volunteered to accompany Nemanich while onsite.
- Homeowner Open Forum
 - The Board informed all present that trash has been an issue along River Road, Trillium Lane, and Vertin Blvd. The Board agreed to have FCO Landscaping come out to the property for cleanup.
 - The Board discussed the walking path that runs parallel to Black Road which is need of repair. Nemanich will look into having the Village repair damaged asphalt.
 - The Board requested alternatives to shoreline cleaning of invasive species. Nemanich will receive further information for the Board.
 - Open forum closed.
- Adjournment – 7:35pm
 - Becky Lyons made a motion to adjourn meeting, motion seconded and carried.