



N E M A N I C H
onsulting and
anagement, Inc.

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

Fields of Shorewood Association Meeting Minutes March 1, 2018

➤ Welcome

The Board meeting was called to order by Elliot Nazos, at 7:07 p.m.

➤ Roll Call

Board Members in attendance:

- Dan (Jake) Murphy President
- Elliot Nazos Vice President
- Marcos Rodriguez Treasurer
- Nichole Muhich Secretary
- Jeff Grigoletti Board Member

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 9, 2017 board meeting minutes. Motion was seconded by Jeff Grigoletti. Motion carried.

➤ Financial Report

Kevin Szo from Management Company gave the financial report. The operating account has \$100,361.61 and the reserves \$37,991.81 A motion was made by Elliot Nazos to approve the financial report. Motion was seconded by Jeff Grigoletti. Motion carried.

Question regarding pond maintenance contract budgeted amount missing from the financial report. Line item will be added to financial report to reflect the budgeted item.

➤ Property Manager Report

Kevin Szo from Management Company gave report of recent activities in Association. The Board and NCM had finished working with the attorney's office to finalize the proposed amendments which were mailed out to all owners. Based on ballots received from the membership, a follow-up mailing was sent to owners



N E M A N I C H
onsulting and
anagement, Inc.

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

who did not submit their ballots. There were also conversations with Cal Atlantic regarding signage installed within the Fields of Shorewood. The Board requested NCM to follow-up on this matter.

➤ New Business

○ Pond Maintenance Contract

- Nemanich received Clarke Aquatics renewal contract for seasonal pond maintenance and a copy was given to the Board for review. There was a brief discussion about the renewal. A walk through with the contractor will be completed in the spring which will be scheduled in the coming weeks. The Board requested competitive prices for the seasonal maintenance before approving the renewal contract. NCM will obtain competitive quotes for the Board to review and a decision will be reached at the next scheduled meeting.

○ Amendment Results

Kevin Szo discussed the amendment briefly during the property manager's report. At the time of the meeting, the proposed amendments had not passed and seventy-seven (77) owners did not submit their completed ballots. NCM issued a follow-up mailing to owners who did not submit completed ballots.

There was a discussion over the wording of the amendments original cover letter regarding a "No" vote and no vote (not counted towards total). It was decided that the wording could have been misinterpreted by owners who did not submit their completed ballots. The Board will attempt to go door-to-door in order to clarify this to the seventy-seven (77) owners who still have not voted. In order to receive a definitive answer on the amendment, the Board agreed on extending the deadline to submit ballots to March 30, 2018. Once the deadline has passed, NCM will issue a mailing to all owners with the results.

○ Spring Walk Through



EMANICH
onsulting and
anagement, Inc.

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

A spring walk through will be scheduled with the Board, NCM, landscaper, pond maintenance contractor and tree trimming service before the end of April. The Board will provide dates to NCM for scheduling. During the walk through various items will be discussed and estimates will be obtained for the next meeting.

- Homeowner Open Forum
 - Pond erosion was discussed and an owner suggested a “path” should be mowed after vegetation around the pond has grown fuller to create a buffer zone around each pond. This will help protect the shoreline and while it is growing the landscaper could install rope to block the area. It was agreed that this idea would give a better visual for owners living off the pond. The suggestion was universally liked by the Board and will be mentioned to the landscaper during the walk through.
 - Owners mentioned issues with vehicles speeding through the Association. NCM had suggested owners contact the police department for assistance to help with the situation. A police presence may deter speeding.
 - Acts of vandalism were recently reported at several addresses (slashed tires, egging of houses and breaking of windows). All were reported to the police department but this was to inform owners present of the recent issues.
 - An owner inquired about mailbox maintenance which is up to the owner to complete. Units in the original phase of the Association have shared mailbox posts while the new section have cluster mailboxes which the post office maintains. One unit will be inspected because their mailbox is placed in a bucket instead of being correctly installed. NCM will follow-up on this and inform the owner of the required maintenance.
 - Open forum closed.

- Adjournment – 8:20 p.m.
 - Dan Murphy made a motion to adjourn the meeting at 8:20 p.m., motion seconded by Elliot Nazos. Motion carried.