



EMANICH
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 August 31, 2017

➤ Welcome

The Board meeting was called to order by Elliot Nazos at 7:02 p.m.

➤ Roll Call

Board Members in attendance:

- Elliot Nazos Vice President
- Marcos Rodriguez Treasurer
- Nichole Muhich Secretary
- Jeff Grigoletti Board Member

Daniel (Jake) Murphy, President, was unable to attend because of work commitments.

Also in attendance, Kevin Szo from Nemanich Consulting & Management, Inc.

➤ Approval of Minutes

The Board reviewed meeting minutes from previous meetings held on April 13, 2017 and May 22, 2017. Motion to approve was seconded and carried.

➤ Financial Report

Kevin Szo gave financial report. There is \$57,618.79 in the operating account and \$35,201.55 in the reserve account.

- The Board discussed possible line items for the 2018 budget.
- A reserve study was mentioned and NCM will receive prices for consideration.
- Discussion regarding a healthy reserve amount and reaching financial goals for the future.

➤ Old Business

- Community Lot – Kevin Szo went over previously discussed items involving the community lot. According to the Village of Shorewood, a park was planned to be installed in the adjoining association but the sale never materialized. The Village spoke to the land owner, west of Fields of Shorewood, about donating land for the promised park but no resolution



EMANICH
onsulting and
anagement, Inc.

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

was made. There are no plans for the Fields of Shorewood to have a park installed by the Village. In the future, if a sale occurs to the west of the association, a park could be included.

- Pond Maintenance – Kevin Szo discussed the current pond contract with Clarke Aquatics and treatment reports provided by the vendor.

- New Business
 - Survey Results – Elliot Nazos went through survey result received from owners regarding possible changes to the Association governing documents. This survey focused primarily on pools, fences and shed. Results will be posted to the Fields of Shorewood website for owners to review. Based upon results an informed decision was reached concerning the following items.
 - Fence – Elliot Nazos made a motion to have the attorney draft amendment for increasing fence height from 5ft to 6ft and change current requirements to match the Village of Shorewood standards. Marcos Rodriguez seconded motion, motion carried.
 - Pools - Marcos Rodriguez made a motion to have attorney draft amendment to change pool standards within the Fields of Shorewood to match the Village of Shorewood requirements. Elliot Nazos seconded motion, motion carried.
 - Sheds – Jeff Grigoletti made a motion to have the attorney draft amendment to add shed requirements into the declaration and for requirements to match Village standards. Elliot Nazos seconded motion, motion carried.

- Homeowner Open Forum
 - Fco Landscaping will be contacted for scheduling of fall installation.
 - Conversation was held by the Board for a possible second monument sign off River Road and Vertin Blvd. entrance. NCM will obtain prices from various vendors to possibly budget for in the future.
 - NCM will obtain prices for aerators (various sizes and power sources where needed) for the Board to review.
 - When discussing future financial goals the Board discussed the border fence along River Road (wood and vinyl options). A price for full replacement will be obtained by NCM for budgeting purposes.



EMANICH
onsulting and
anagement, Inc.

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

- Prices will be obtained for removal of willow along north and south ponds. NCM will speak with V3 and Fco Landscaping for a price. Village requirements concerning willows may change in 2018 per conversation NCM had with the Village of Shorewood. If removal is required it will become a major expense. One option the Board discussed was a controlled burn. NCM will research and update the Board.
 - Concerns were brought up over landscaping work. Mulch depth, garbage, warranty replacements, fall installations and a report will be asked for after each service day. NCM will speak to Fco about concerns raised by Board.
 - Updating the Association website with regular posts was discussed. Updates include meeting minutes and agenda when available. Survey result will also be added to the website.
 - Management Contract renewal and length was briefly discussed. Items concerning rates will be available to the Board during the next scheduled meeting and any questions over the contract will be addressed by Denise Nemanich.
 - Open forum closed.
- Adjournment – 8:55pm
- Elliot Nazos made a motion to adjourn meeting, motion seconded and carried.