



2756 Caton Farm Rd.

Joliet, IL 60435

Phone: (815) 609-2330

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Fields of Shorewood Association Meeting Minutes November 8, 2018

➤ Welcome

The Board meeting was called to order by Elliot Nazos, at 7:00 p.m.

➤ Roll Call

Board Members in attendance:

- Elliot Nazos Vice President
- Nichole Muhich Secretary (via phone)
- Jeff Grigoletti Board Member (via phone)

Dan (Jake) Murphy and Mary Pat Barney were not in attendance.

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

➤ Approval of the Minutes

A motion was made by Elliot Nazos to approve the August 31, 2018 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 contains \$43,489.75 and there is \$78,451.45 in reserves. A motion was made by Elliot Nazos to approve the financial report. Motion was seconded by Jeff Grigoletti. Motion carried.

- The Board requested additional information for a reserve study which would be used to budget further for future major projects. Ultimate goal is to reduce annual assessments once adequate funds are acquired for major projects.

➤ New Business

○ Lawn Maintenance Renewal Contract

- A motion was made by Elliot Nazos to approve the renewal contract submitted by FCO Landscaping for 2019 totaling \$10,000. Motion seconded by Nichole Muhich, motion carried.



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- Board requested written notification from FCO if they do not mow on their regularly scheduled days.
 - Mulch Contract & River Road Median Spring 2019
 - A motion was made by Elliot Nazos to approve mulching of common area beds and tree rings for 2019 submitted by FCO totaling \$2,925. Motion seconded by Jeff Grigoletti, motion carried.
 - Mulch must be installed before May 15, 2019.
 - A motion was made by Elliot Nazos to approve River Road median improvements 8 flowering perennials by FCO totaling \$200. Motion seconded by Jeff Grigoletti, motion carried.
 - 2019 Budget
 - A motion was made by Elliot Nazos to approve the 2019 budget which reflects no increase to the annual assessment. Motion was seconded by Jeff Grigoletti, motion carried.
 - NCM mailing will include coupon payment slip with assessment due date and late fee amount.
 - Homeowner Open Forum
 - The Board requested FCO to provide an estimate for improvements which would be considered for early spring installation. Estimate must include detailed information, examples of various plant options and a marked map to indication exact locations.
 - Concerns over landscaper failing to trim/mow up to boarder fences off Black Road. Long grass was reported by the owner coming underneath fence panels. NCM will follow up with FCO to address issue.
 - The Board requested NCM to create a list which would be referenced while reviewing architectural applications.
 - Adjournment – 7:40 p.m.
 - Elliot Nazos motioned to adjourn the meeting at 7:40 p.m., motion seconded by Nichole Muhich and carried.