

## Wyndham Club Board Meeting Minutes

October 8, 2009

Call to order: 6:36 PM

Meeting adjourned: 8:12 PM

### Attendees:

Board of Directors Present: Jason, Wally, Sharon

Hillcrest Property Management Associates: Gayle, Michael

1. Roll call
  - Jason – Member at Large -- Present
  - Wally – Secretary -- Present
  - Sharon – President – Present
  - Derek – Treasurer – not present
  - David – Member at Large – not present
2. Approval of May 12, 2009 minutes
  - Motion to approve: Jason
  - Seconded by: Wally
3. President's Report
  - Parking Lot Project: Chicagoland Paving has been engaged to do the work
4. Approved financial statements (thru August 2009)
  - Motion to approve: Sharon
  - Seconded by: Wally
5. Management Report
  - Board approved 2010 budget
    - Motion to approve: Jason
    - Seconded by Sharon
  - Board approved proposal from Judge Concrete to do mud jacking in 10 areas of the property
    - Motion to approve: Sharon
    - Seconded by Jason
  - Board approved proposal from Millennium Profession Services to prepare 2009 tax returns
    - Motion to approve: Sharon
    - Seconded by: Jason
  - Hillcrest to explore other options for pool management in 2010
  - Board ratified approval to hire Chicagoland Paving for \$159,893.00
    - Motion to approve: Jason
    - Seconded by: Wally
  - Board ratified approval to hire Santucci Plumbing to make repairs to 9 manholes for \$6,890.00
    - Motion to approve: Jason
    - Seconded by: Sharon
  - Board ratified approval to write off \$15,706.11 of bad debt
    - Motion to approve: Wally
    - Seconded by: Jason
6. Open Floor
7. New Business
8. Old Business
9. Adjourn