

THE BERWYN CONDOMINIUMS
5224 - 5228 NORTH WINTHROP AVENUE
CHICAGO, IL 60640

Board of Directors, Minutes of Regular Meeting, 26 Sept 2022

CALL TO ORDER

President Dan Chisholm called the meeting to order at 7:01pm on Zoom.

I. ROLL CALL

- A. Board Members Present
 - Dan Chisholm, President
 - Leann Arthur, Secretary
 - Chas Holden, 3A
 - Nicole Ody, 1A

II. APPROVAL OF MINUTES

The minutes from the May 22, 2022 meeting were approved.

III. NEW BUSINESS

President Dan Chisholm gave a recap of the recent masonry repair on the front columns by Arrow Masonry.

9/11/22 Rain Water Backup. Dan provided an overview of the water in the basement caused by recent supercell storm and the current remediation work. Service Master is completing the work and an insurance claim has been filed by the board.

IV. OWNER CONCERNS AND/OR COMMENTS

The interior glass door in the lobby is sticking and does not always latch. An email will be sent out to owners asking them to push it closed when entering/leaving. Nicole will examine the door and see if it needs to be cleaned.

Suspicious activity seen on the street on Friday 9/23 around 10pm. Police dispersed the activity.

Maintenance program document was shared.

An owner brought up that junk was left in the alleyway against our fence. The board will try to determine if it belongs to anyone in the building.

Report of someone smoking on the porch; no smoking within 12 feet of the building. If it happens again, an email will be sent out.

Minor ivy is growing on north wall. Nicole offered to remove it.

V. EXECUTIVE SESSION

Board meeting was closed at 7:45pm.

These minutes were approved by the Board of Directors.

Leann Arthur, Secretary