

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

Board of Directors, Minutes of Regular Meeting, 22 November 2021

CALL TO ORDER

President Dan Chisholm called the meeting to order at 8:30pm on Zoom.

Discussion of matters that remain private in accordance with the Illinois Condominium Property Act.

I. ROLL CALL

- A. Board Members Present
 - Dan Chisholm, President
 - Leann Arthur, Secretary

II. APPROVAL OF MINUTES

The minutes from the August 17, 2021 meeting were approved.

III. NEW BUSINESS

Winterization of the building has begun. Within the last few weeks, Dan, Bruce, and Leann turned on the basement heaters, removed hoses from faucets outside, and asked unit 1B to close both valves to outside faucets.

Last month, the pilot light in some of the water heaters went out. A contractor was hired to fix it. He has been added to our vendors list.

It has been reported that the trash can in the front lobby has attracted flies and maggots in the past. It has been cleaned out and will be monitored regularly for any perishable food.

Back gate issue. Dan has spoken with a locksmith.

Dan will reach out to the lawyers to verify that our current payment schedule will be the same for 2022.

Landscaping plans update.

Zelle is the most convenient way for owners to pay their assessment. Leann will send an email to owners reminding them of this.

2022 Projects. Columns can be done in 2022, but do not have to. Dan will connect with Bruce about his repair contact and will acquire an updated estimate. Parking lot cannot be repaired until the red line construction is complete.

Website. Leann recently noticed that the domain for <http://www.theberwyncondos.com> appears to be expired. Will investigate to determine cause.

IV. OWNER CONCERNS AND/OR COMMENTS

No other owners were present.

V. EXECUTIVE SESSION

Board meeting was closed at 9:00pm.

These minutes were approved by the Board of Directors.

Leann Arthur, Secretary