

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

Board of Directors, Minutes of Regular Meeting, 21 February 2022

CALL TO ORDER

President Dan Chisholm called the meeting to order at 7:30pm in unit 3A and synchronously on Zoom.

I. ROLL CALL

- A. Board Members Present
 - Dan Chisholm, President
 - Leann Arthur, Secretary
 - Bruce Starcher, 2A
 - Chas Holden, 3A

II. APPROVAL OF MINUTES

The minutes from the November 22, 2021 meeting were approved.

III. 2022 PROPOSED BUDGET. The budget for 2022 was approved. A decision was made to not raise assessments. The details of the budget match that decision.

IV. NEW BUSINESS

2A & 2B sales. Leann and Dan have been splitting the labor for requested documents from the pending sales of these units. Closing dates and documents to be prepared were discussed. Bruce gave an overview on new owner on boarding tasks that are standard for each new owner.

Recent package delivery issues. Leann gave an update on recent package delivery complaints and a representative from Amazon Key who reached out to her about their services. It was decided that this is not an association issue and options to mitigate future package delivery issues were discussed.

Snow removal. Update on the snow removal so far this winter.

New bylaw discussion. A discussion of considering a bylaw to limit rentals was conducted and a vote was taken. The motion passed and Dan will communicate with our attorney.

Vote to authorize filing lien foreclosure. A motion was passed to authorize filing the lien foreclosure action.

V. OWNER CONCERNS AND/OR COMMENTS

No other owners present had concerns and/or comments.

VI. EXECUTIVE SESSION

Board meeting was closed at 8:27pm.

These minutes were approved by the Board of Directors.

Leann Arthur, Secretary