

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

Board of Directors, Minutes of Regular Meeting, 30 January 2023

CALL TO ORDER

President Dan Chisholm called the meeting to order at 8:32pm on Zoom.

I. ROLL CALL

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

II. APPROVAL OF MINUTES

The minutes from the Sept 26, 2022 meeting were approved.

III. NEW BUSINESS

2023 Budget was presented by Chas Holden and approved by the Board.

Front/back gate maintenance. Front gates need to be oiled and serviced. Back gate needs handle replaced. Nicole will try to repair back gate handle, and investigate front gate issues and potential vendors

Update on water remediation. ServiceMaster will arrive this week to start repairs. Nicole will coordinate with Service Master to let them into the unit. Leann will contact Service Master to verify scope and cost.

IV. OWNER CONCERNS AND/OR COMMENTS

Transoms. Dan seeking authorization to install transoms on front and back doors of his unit. The Board requested design plans.

V. EXECUTIVE SESSION

Board meeting was closed at 9:34pm.

These minutes were approved by the Board of Directors.

Leann Arthur, Secretary