

The Brook Forest Community Association

Board of Governors
Meeting Minutes
September 27, 2021

Meeting Called to Order: The meeting was called to order by Wayne Ziemer at 7:02 P.M. at the Oak Brook Park District Recreation Center.

Board Present: Tim Soltys, Raju Iyer, Joan Mullins, Wayne Ziemer, Carmen Baldo

Absent: Michelle Quinlan, John Kelly, James Lin, and Nicole Javell

Also Present: Dennis Brugh & Kevin Day of Oak & Dale Properties (Management)

Residents Present: Joni Elliott, Reynick Martinez, and Ray Cesca

REVIEW OF MINUTES

Carmen Baldo motioned to approve the July 14, 2021 Board Meeting Minutes, as presented, seconded by Joan Mullins.

Voice vote. All in favor.

So ordered

TREASURERS REPORT

Monthly Financial Statement – Dennis Brugh reported on the financial statements through September 2021 which reflected the following:

Operating	\$105,452
Reserve	\$217,066
CD	\$104,960

ARCHITECTURAL

The Architectural Committee approved the proposed enclosed balcony for 4 Ivy. The material must match the existing structure and a complete landscape plan must be submitted.

SECURITY

The Board requested weekly updates about the status of the cameras.

WEBSITE

The Board requested management to upload all the minutes to the website.

Picnic

The Board plans to have a larger picnic in 2022 to make up for not having a picnic in 2020 and 2021 due to COVID.

OLD BUSINESS

Tennis Court

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- Management discussed the locks that were installed on the tennis courts are damaged frequently by vandals.
- The Board requested that the Oak Brook Police set up a trail camera to catch the vandals.
- The Board requested to replace the basketball net and pass lock system for a 3rd time.

Parking Lot

- The Board requested to have GLS to crackfill the tennis court right away.

Landscape

The Board requested a credit from BrightView Landscape, for all the errors and poor service, so far this season.

Tim Soltys motioned to approve the fall annuals. Seconded by Carmen Baldo.

The Board requested insurance be obtained from Sierra Landscaping.

Holiday Declarations

Carmen Baldo motioned to approve the holiday decorations, warm and cool lights need to stay separate, seconded by Joan Mullins.

NEW BUSINESS

Review of Governing Documents – The committee of Joan Mullins, Tim Soltys and Wayne Ziemer are waiting to receive the final clean copies from Keough and Moody (Attorney) to approve and be sent out to all 410 units. The primary purpose is to improve the ability to address the following:

- Leasing (no short term, Security Deposit, and Maximum number allowed...).
- Violations (strength and increase fine schedule).
- Coordination of all documents.
- Update the Rules and Regulations

Adjournment – Motion was made by Carmen Baldo to adjourn the meeting at 9:36PM. Joan Mullins seconded the motion.

Voice Vote. All in favor

So Ordered

Respectfully Submitted,

Kevin C. Day,
Assistant Property Manager
Oak and Dale Properties. Inc.