

The Brook Forest Community Association

Board of Governors
Meeting Minutes
November 16, 2020

Meeting Called to Order: The meeting was called to order by Wayne Ziemer at 7:04 P.M. via Zoom.

Board Present: Tim Soltys, Carmen Baldo, Joan Mullins, Wayne Ziemer, James Lin, Nicole Javell and Raju Iyer

Absent: Michelle Quinlan and John Kelly

Also Present: Dennis Brugh of Oak & Dale Properties (Management) as well as many residents

REVIEW OF MINUTES

Joan Mullins motioned to approve the October 7, 2020 Board Meeting Minutes, as presented, seconded by Raj Iyer.

Voice vote. All in favor.

So ordered

Resident Comments

5 G Antennas - Ray Cesca – 46 Mockingbird – Discussed the 5G antenna that are coming in the near future.

Issue of Concern:

- Antennas to be 300 to 500 feet from each other.
- Increase radiation
- Antennas near BF School
- Adversely effect property values

Speeding on Regent Drive – *Have Village bring in Speed Wagon*

Call 911 - Improve the Neighborhood Watch - if you see something that doesn't look right - Call 911

TREASURERS REPORT

Monthly Financial Statement – Dennis Brugh reported on the financial statements through October, 2020 which reflected the following:

Operating	\$107,208
Reserve	\$104,075
CD	\$104,817

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2021 Draft Budget – Management presented the draft 2021 Budget which reflected no increase in assessments.

Ray Iyer motioned to approve the 2021 budget as submitted, seconded by Jim Lin.

Voice vote. All in favor.

So ordered

ARCHITECTURAL

New Construction - 3 Regent Drive. *Contractor to be notified that there are nails in the street.*

SECURITY

Oak and Dale informed the Board that the cameras at all four entrances. The Oak Brook Police Dept. has full access to the system.

OLD BUSINESS

Tennis Court Resurfacing- *The Board discussed installing a combination lock on the courts to make sure that they are being used by Brook Forest Residents. The Board approved the proposal from PASS for installation of the combination lock for \$1,748. It was agreed that the install would be in early Spring as the weather permits for tennis play.*

Parking Lot – Management is looking into crack filling and seal coating the parking lot in the Spring 2021.

Landscape

The contact with Wingren Landscape expired at the end of this month. Management to get pricing for the 2021 season. Three bids will be obtained for review at the next meeting.

General Landscape Comments for 2021

- Herbicide in curbs throughout community to eradicate weeds.
- Make sure flowers at entrances do not block view of traffic (Mockingbird Entrance).

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NEW BUSINESS

Review of Governing Documents – The Board will be working over the next couple of months to revise the Declarations, Bylaws, Rules and Regs and Architectural Guidelines. A committee of Joan Mullins, Tim Soltys and Wayne Ziemer with Work with Keough and Moody (attorney) to modify documents. The primary purpose is to improve the ability to address:

- Leasing (no short term, Security Deposit, Max. number allowed...).
- Violations (strength and increase fine schedule).
- Coordination of all documents.

Adjournment – Motion was made by Raju Iyer to adjourn the meeting at 8:18PM. Joan Mullins seconded the motion.

Voice Vote. All in favor

So Ordered

Respectfully Submitted'

Dennis M. Brugh
Property Manager
Oak and Dale Properties. Inc.