

Vacation Village Condominium Association

Meeting Minutes

April 22, 2017

In Attendance

Brian McConnell, President

Frank Hauser, Vice-President

Tim Hauser, Treasurer

Richard Kitching, Secretary

Lynn Nicolai, Director

Also in Attendance

Michele L. Kirk, Manager

Brian McConnell called the meeting to order at 10:00 a.m.

Open Forum

- 57-1 Mutt mitt station, mulch and removal
- 29-8 Rumor about car vandalism and break-ins
- 39-3 Rules. Landscaping trimming branches that block lighting
- 63-2 Commonwealth Edison

President's Report

1. Boat Slips are still available for the 2017 season. Repairs to the area disrupted by the sea wall will be completed next week, weather permitting.
2. Please refrain from requesting grass seed, top soil and mulch. Our staff is working hard to clean up from the winter season.
3. Our Annual Meeting will begin at 11:30 am. We encourage you to stay following the completion of our Board of Directors Meeting.
4. Beginning next week, property updates will be available on our web page. We are also adding property forms for your convenience.
5. We are asking that residents refrain from placing any items by the mailbox areas. We are consistently finding televisions, clothing, shoes and other discarded items left in these areas.

Reading of the February 18, 2017 Meeting Minutes

Motion

Frank Hauser made a motion to dispense with the reading of the February Meeting Minutes. Richard Kitching seconded and the motion passed unanimously.

Motion

Frank Hauser made a motion to approve the February 18, 2017 meeting minutes. Tim Hauser seconded and the motion passed unanimously.

Fines and Violations

Tim Hauser made a motion to approve the February and March 2017 fines and violations with a change to violation number 4479 and 4459 from a \$50.00 fine to \$100.00 fine. Richard Kitching seconded and the motion passed unanimously.

Treasurer's Report

March 2017

Income

Actual	Budget	Variance	YTD Actual
\$139,221.00	\$141,247.00		
0	0	(\$2,026.00)	\$408,460.00
<i>Under Budget due to Assessment income</i>			

Expenses

Association

Actual	Budget	Variance	YTD Actual
\$49,734.00	\$49,284.00	(\$449.82)	\$145,222.00
<i>Under Budget</i>			

Wages & Benefits

Actual	Budget	Variance	YTD Actual
\$50,315.00	\$57,055.00	\$6,740.00	\$149,205.00
<i>Under budget due to reduction in Public Safety and Landscaping staff</i>			

Administrative

Actual	Budget	Variance	YTD Actual
\$2,085.00	\$4,973.00	\$2,888.00	\$8,931.00
<i>Under Budget</i>			

Recreational

Actual	Budget	Variance	YTD Actual
\$0.00	\$1,367.00	\$1,367.00	\$0.00
<i>Seasonal</i>			

Property Utilities

Actual	Budget	Variance	YTD Actual
\$3,619.00	\$4,583.00	\$964.00	\$12,665.00
<i>Under</i>			

	<i>Budget</i>			
Common Area	Actual	Budget	Variance	YTD Actual
	\$1,845.00	\$15,292.00	\$13,447.00	\$23,913.00
	<i>Over Budget due to plow installation for Maintenance truck</i>			
Year to date	Actual	Budget	Variance	YTD Actual
	\$107,598.0	\$132,554.0		
	0	0	\$24,956.00	\$339,936.00
	<i>Under Budget</i>			

Management Report

Sales

There were three sales in January and one in February. Three of the units are for primary use and two are for vacation use.

Leases

There were three leases signed in the month of January and three in the month of February.

Sea Wall

The seawalls are not completed as the remaining work must be done from a barge. The seawall company will be here to complete the work on Tuesday.

Unit Improvements

There is evidence throughout the property where unit improvements and alterations are being done without approval from the Association or Permits from the Village of Fox Lake. Be advised that there are specifications for unit alterations and improvements in the Vacation Village Rules and Regulations. Fox Lake randomly inspects the property and will red tag units where they believe illegal work is being done and fines will be imposed.

Unit Appearance

There are several units throughout the property without window coverings or blinds and numerous units with stained and unsightly window coverings. Please be advised that units must be kept in neat and orderly condition.

Deck Boxes

At the last Board of Directors meeting a discussion was held regarding deck boxes. Per that discussion and some research, I would recommend deck boxes not exceed 48 inches in length, 36 inches high and must be in a neutral color. An example of this is displayed in the Pavilion.

The Board made the decision to allow deck boxes.

Mulch and Grass Seed

Work is in process throughout the property. There are delays due to the recent rain. To date top soil is not available.

Bicycle Storage on Patios

Per the rules bicycles are permitted on balconies and patios. Should this be permitted or should we purchase additional bicycle racks. Unfortunately, there are patios with numerous bicycles and it looks horrible.

Board Decision

The bicycle racks will be installed throughout the property and bicycles will not be permitted on patios and balconies. The current rule should be enforced.

Frosted patio doors and windows

Unit Owners must repair or replace frosted windows, please contact the office for information on sizes and requirements. Notices will be mailed to Unit Owners who must replace their doors or windows.

Sheds

Property sheds are the responsibility of Unit Owners. Sheds should be maintained throughout Vacation Village. Notices will be mailed to Unit Owners whose sheds are unsightly or in disrepair.

Development Update

Efforts are still being made to develop the land on the south end of the property. Currently the Developer who retains ownership to develop condominiums has the property listed as a development opportunity. The existing developer has hired a local realtor and will present potential offers to be reviewed with Vacation Village and the Board of Directors.

Adjournment

Motion

Frank Hauser made a motion that the meeting be adjourned at 11:47. Lynn Nicolai seconded and the motion passed unanimously.