

Vacation Village Condominium Association

Meeting Minutes

February 18, 2017

In Attendance

Brian McConnell, President

Frank Hauser, Vice-President

Tim Hauser, Treasurer

Lynn Nicolai, Director

Also In Attendance

Michele Kirk, Property Manager

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

Open Forum

23-1 Front entrance flag, flag by water front and damage to property.

President's Report

1. I am in receipt of our Board of Director, Bill Aylward's resignation, dated December of 2017. I would like to thank Bill for his commitment to Vacation Village and the countless hours spent to improve our community.

Motion

I will need a motion to accept the resignation of Bill Aylward.

During our last election, Lynn Nicolai ran and received the third highest amount of votes therefore the Board of Directors felt she would be the ideal candidate.

Motion

I will need a motion to nominate Lynn Nicolai to fulfill the position of Director for until the term ends in 2018.

2. Ask Lynn to join the Board at the table.
3. The second set of applications were mailed for the 2018 boat slip spaces. First installment payments were due by February 15, 2017. If you failed to make arrangements your existing slip could be reassigned.
4. Several piers have been removed from the water to do repairs and install new floats. We will continue to work on this until the season begins in April 2017.

5. Unit upkeep and maintenance. In walking the property, we have noticed many items that are not permitted to be stored on patios and balconies. Please review the Rules and Regulations to insure you are in compliance.
6. SOLAR LIGHTS are an ongoing problem. If you have not removed solar lights and they are on common area they will be removed by the landscaping staff.

Reading of the of the November 19, 2016 Meeting Minutes

Motion

Frank Hauser made a motion to dispense with the reading of the November 2016 meeting minutes. Tim Hauser seconded and the motion passed unanimously.

Motion

Frank Hauser made a motion to approve the November 2016 meeting minutes. Tim Hauser seconded and the motion passed unanimously.

Fines and Violations

Motion

Frank Hauser made a motion to approve the October 2016 fines and violations. Tim Hauser seconded and the motion passed unanimously.

Vacation Village Condominiums

Treasurer's Report

November 2016

Income

Actual	Budget	Variance	YTD Actual	YTD Budget
\$120,823.00	\$126,306.00	(\$5,483.00)	\$1,440,303.02	\$1,480,997.00
0	0			0
<i>Income under budget due to assessments and boat storage</i>				

Expenses

Association

Actual	Budget	Variance	YTD Actual	YTD Budget
\$47,871.00	\$48,451.00	\$580.00	\$515,725.00	\$547,961.00
<i>Under budget</i>				

Wages & Benefits

Actual	Budget	Variance	YTD Actual	YTD Budget
\$53,812.00	\$57,055.00	\$3,243.00	\$561,725.00	\$629,302.00
<i>Under budget due to PS hour reduction</i>				

	Actual	Budget	Variance	YTD Actual	YTD Budget
Administrative	(\$981.00)	\$4,973.00	\$5,955.00	\$41,117.00	\$54,702.00
	<i>Under actual and YTD budget due to collections payments</i>				
Recreational	Actual \$0.00	Budget \$1,367.00	Variance \$1,367.00	YTD Actual \$23,619.00	YTD Budget \$25,533.00
	<i>Seasonal</i>				
Property Utilities	Actual \$3,587.00	Budget \$4,583.00	Variance \$996.00	YTD Actual \$42,338.00	YTD Budget \$50,417.00
	<i>Under budget</i>				
Common Area	Actual \$17,194.00	Budget \$15,292.00	Variance (\$1,902.01)	YTD Actual \$130,891.00	YTD Budget \$168,208.00
	<i>Over budget due to ice melt</i>				
November 2016 totals	Actual \$121,483.00	Budget \$131,720.00	Variance \$10,238.00	YTD Actual \$1,315,415.00	YTD Budget \$1,475,124.00
	0	0			0
	<i>Under Budget Year To Date</i>				

Vacation Village December 2016

Income

Actual	Budget	Variance	YTD Actual	YTD Budget
\$128,828.00	\$126,247.00	\$2,581.00	\$1,569,131.00	\$1,607,244.00
<i>Income under budget due to assessments and boat storage</i>				

Expenses

	Actual	Budget	Variance	YTD Actual	YTD Budget
Association	\$47,899.00	\$48,451.00	\$552.00	\$563,624.00	\$596,412.00
	<i>Under budget due to insurance savings and dump trunk delayed purchase.</i>				
Wages & Benefits	Actual \$41,320.00	Budget \$57,055.00	Variance \$15,735.00	YTD Actual \$603,045.00	YTD Budget \$686,357.00
	<i>Under budget due to reduction in Public Safety and Landscaping staff</i>				
Administrative	Actual \$6,075.00	Budget \$4,973.00	Variance (\$1,102.00)	YTD Actual \$47,192.00	YTD Budget \$59,675.00
	<i>Under actual and YTD budget due to collections payments</i>				
Recreational	Actual \$73.50	Budget \$1,367.00	Variance \$1,293.00	YTD Actual \$23,692.00	YTD Budget \$26,900.00
	<i>Seasonal</i>				
Property Utilities	Actual \$3,987.00	Budget \$4,583.00	Variance \$596.00	YTD Actual \$46,325.00	YTD Budget \$55,000.00

	<i>Under budget</i>				
Common Area	Actual	Budget	Variance	YTD Actual	YTD Budget
	\$5,126.00	\$15,292.00	\$10,165.00	\$136,018.00	\$183,500.00
	<i>Over budget due to ice melt</i>				
Year End 2016	Actual	Budget	Variance	YTD Actual	YTD Budget
	\$104,480.00	\$131,720.00	\$27,240.00	\$1,419,896.00	\$1,607,844.00
	<i>Under Budget for year end 2016</i>				

Management Report

Sales

There was one sale in the month of November and one sale in the month of December. One unit is for a permanent residence and one is for vacation use.

Leases

There were six leases signed in the month of November and nine leases signed in the month of December.

Sea Wall

The sea wall project is near completion however the amount of damage the seawall company did is outrageous. Per the contract signed with Vacation Village, Sea Walls unlimited must restore and correct all the areas damaged during construction.

Cats

We are in receipt of several calls regarding wild and domestic cats throughout Vacation Village. Unfortunately, residents are feeding them! Secondly several cat owners are letting their pets out. We have tried to contact animal control and they will not assist in this matter. **PLEASE KEEP YOUR CATS IN DOORS AND QUIT FEEDING THE CATS THAT ARE WILD.**

Commonwealth Edison Repair

Interim is the company hired by Com Ed to repair the broken main line by building #58. The work will commence on March 15, 2017, weather permitting. There will be directional boring and disruption in the area of the Vail Staircase during this time. We will send notification to the buildings effected.

Public Safety and Fox Lake Police

This is a reminder that Public Safety cannot act as security or the police. Calls should be made directly to the police when a situation occurs regarding any and all criminal matters.

Deck Boxes

I have attached a copy of the correspondence from Ms. Ryberg who would like the Board to review the idea of deck boxes. I have included some pictures along with her proposal. The Board should review this and vote on this matter.

Beaver Damage

If you look across our waterway you will see several trees that were removed and a few that we are trying to protect from the beavers. Unfortunately, there is not much we can do but are trying our best to minimize the damage.

Bicycle Rack

The Board approved removal of the bicycles on the rack by the entrance to holiday trail. I would like another approval as the bicycles are chained.

Leasing

This is a reminder to all Unit Owner's that lease their units that the application and paperwork must be submitted seven days prior to the lease start date. The lease will not be completed until the tenant has registered with the office and has a pass for the property.

Frosted patio doors and windows

Unit Owners must repair or replace frosted windows, please contact the office for information on sizes and requirements.

Sheds

Property sheds are the responsibility of Unit Owners. Sheds should be maintained throughout Vacation Village.

Adjournment**Motion**

Frank Hauser made a motion that the meeting be adjourned at 12:10 p.m. Tim Hauser seconded and the motion passed unanimously.