Clyde Court Condominiums Quarterly Meeting

Minutes

Wednesday, May 3, 2023

7:00 – 8:00pm

1. **CALL TO ORDER & DECLARATION OF QUORUM**  
     
   Board Member Matt Rogers called meeting to order at 7:04pm

Board Members Present: Matt Rodgers, Raquel Amorese, Alex Chatziapostolou  
Residents Present: Konrad Bujak, Tara Miksik, Thomas McSheehy, Cameron Davis

1. **FINANCIALS & GOVERNANCE UPDATES**  
     
   As of May 3, 2023 the Association has ~$78,000  
   Our Loan Amount is down ~$22,600

Only six Residents remaining paying monthly – Loan runs out December 2024

Last meeting board voted to add an additional two members.

* **Matt Rodgers – President**
* **Raquel Amorese – Treasurer**
* **Alex Chatziapostolou – Secretary**
* **William White – Facilities Manager**
* **Adam Vicencio – Owner Affairs**

Board met on April 18th to go over Buildium. Moving forward all communication to the board can go through Buildium.

All bills will now be paid through Buildium

Amendment is filed with the attorney. It will be recorded to make it official.

One internal sale in the building.

1. **MASONRY CONTRACT**Evanston Masonry are holding the same price estimate for labor and costs as two years ago – expiring May 10.  
     
   Replacing 20 linear feet. Life safety issue and wall needs to be repaired.  
     
    Only price change concerns the tiles on the parapet wall, if they require replacement.

Price changed from $80 to $136.  
Hoping the work can begin this season, but currently unknown start time.  
Approximately a two week project.  
Half of the cost needs to be paid upfront, but our accounts can cover the cost.  
**Action Note**: Contract does not mention warranty. Needs clarification.

Motion by Raquel Amorese, seconded by Alex Chatziapostolou to approve signing of Masonry Contract before May 10th

1. **PEST CONTROL**  
   As part of the contract – 5 units can be serviced each month.  
   Board will be putting a schedule together to be able to capitalize on all 5 units/spots.  
   Per the contract the areas that the company covers are: Kitchen and Bathroom, they have also already serviced HVAC areas. (William White is handling all communication with Pest Control).  
   Ideally every unit can be serviced twice a year.

**Spraying is safe for humans and pets.**  
The Condominium is not dealing with any cases of infestation.  
Residents were reminder not to leave food around the building to prevent a rat infestation.

1. **SPECIAL ITEMS**
   1. **131 FRONT DOOR UPDATES**Parts for the front door have been ordered will be installed in the next day or two.
   2. **BUILDING MAINTENANCE**Delivered packages need to be collected sooner in order to avoid break-ins.  
      If you see a package that you can deliver for a neighbor please do so.
   3. **SUMMER EVENTS**Adam is trying to coordinate summer events for the building. A great way for owners to meet and greet.
   4. **STREET CLEANING**  
      You can sign up for Street Cleaning texts through the City of Evanston Website  
      The City will not clean alleys.
2. **NEIGHBORHOOD/ EVANSTON UPDATES**  
   1. 100 Chicago: A new bakery and dispensary are opening. This is the second dispensary in Evanston. Tax will be going towards the city’s reparations fund.
   2. Estacion New Mexican restaurant opening this summer at the old police station. Had a soft opening last month.
   3. A new events space is opening up on Howard
   4. If you have problems with the residents on the building directly south of 125, please let Matt know.
3. **ADJOURNMENT**