**Clyde Court Condominiums Quarterly Meeting**

Minutes

Wednesday, June 7, 2023

7:00 – 8:00pm

1. **CALL TO ORDER & DECLARATION OF QUORUM**  
     
   Board Member Matt Rogers called meeting to order at 7:07pm  
   Board Members Present: Matt Rodgers, William White, Adam Vicencio, Raquel Amorese, Alex Chatziapostolou  
   Residents Present: Jennifer Pixler
2. **APPROVAL OF MINUTES**Minute for the May 3 and June 7 meetings will be approved on July 5.
3. **FINANCIAL REPORT**As of May 31, 2023, the Association has **$60,494.00** on hand.   
   The Byline Operating Account has $4,200.00 and the Byline Reserve Account has $56,294.00.  
   Out loan amount is down to $20,125.00 and will be reduced even further upon the upcoming successful close of a building sale.
4. **GOVERNANCE**  
     
   **Insurance:** The Board has received an estimate for a new insurance broker. Coverage is almost identical to our current one, but at a lower cost.  **Old cost:** $8698.00 vs **New Cost: $**6582.00 New policy saves ~ $2,000.00  
   New coverage has set a replacement amount limit to $5mil. (Old policy didn’t have one)  
   New insurance company is not making any demands.  
   We will be opting out of the terrorist coverage.  
     
   Motion by William White, seconded by Alex Chatziapostolou to approve signing the new insurance policy. New policy will start on July 1  
     
   **Sales:** One internal sale in the building (133 3N); scheduled to close on June 12.
5. **FACILITIES**  
     
   **Masonry Contract:** Evanston Masonry has begun work on the north parapet wall.   
   **Work should take two weeks to complete.**The company dropped off the bricks today. They are saving any good quality bricks from our building so that they can install them on the façade, to avoid any mismatch of colors.  
     
   Matt Rodgers will be submitting an electric bill, as the company is using his electricity for the masonry work.
6. **SPECIAL ITEMS  
     
   Summer Events:** We plan to coordinate a summer event for the building. A great way for owners to meet and greet.  
     
   **Date selected:** Sunday, August 6, 2023  
     
   **Food provided:** Barbeque selections, soda and water and a small assortment of cookies for desert. Alcohol is allowed but it is at the discretion of the owners to provide it.  
     
   **Raquel needs to be added to the signature list for the bank.**
7. **DISCUSSION & UPDATES**
   1. Adam replaced the Mail lock on 125 and replaced the lock on 131.
   2. Friday morning Will is bringing a landscaper to provide a quote for our building
   3. Raquel has coordinated the delivery of new recycling bins. One original bin has been left for the building. We have a total of 8 bins now.
   4. A proposal for a weekly/biweekly cleaning needs to be created for Terry.
      1. Additional tools may need to be purchased. There is an opportunity to discuss with our neighbors across the street, in order to make the purchases together and mitigate the cost.
   5. The board will need to start getting quotes to replace the entrance doors as they are not in great shape.
   6. Staircase and sconce lightbulbs will need to be replaced to match, which improves the image of the building. Bulbs need to be between 75-100W.
   7. 131 – Some cameras are not working properly. They will need to be replaced along with the VCR.
   8. Amazon Account – Amazon Key.This is not working as intended – some packages are still left outside and owners are receiving calls from Amazon delivery drivers to be let in the building.
8. **ADJOURNMENT**