**November 6, 2024 Monthly Board Meeting | Minutes**

1. **Call to Order and Declaration of a Quorum**
* Board Member Matt Rodgers called the meeting to order at 7:00 pm.
* Board Members Present: Matt Rodgers, Raquel Amorese, Will White, Adam Vicencio, Alex Chatziapostolou
1. **Approval of Minutes:**
* Minutes from September 5, 2024: Raquel made the motion, Adam seconded — minutes were approved unanimously.
1. **Financial Report:**
* Operating account: $10,251; Reserve account: $57,572; Total: $67,758.
* Final roof loan payment due December 15, 2024.
1. **Facility Updates:**
* Masonry repairs planned for 2025, focusing on the east wall and island wall.
* Eric from Evanston Masonry to assess areas in the next month with resident involvement.
1. **Building Maintenance:**
* Fixed lock for 125, replaced DVR box for cameras, assessing older cameras for replacement.
* Basement heater experiment to assess if radiant heating would suffice; could reduce carbon monoxide risk. Keeping the heaters off for now, temperature never gets to freezing in basement.
* Fire emergency light replacements discussed for budget.
1. **Storage Room Rentals:**
* Two of six overflow storage lockers used. Plan to re-announce locker availability and enforce no storage in common areas.
1. **Bike Registrations:**
* Bikes labeled and spreadsheet created; unidentified bikes will be claimed or sold.
1. **Door and Intercom Issues:**
* Reminder to close doors properly, adjust door closer at 125 to prevent slamming, and secure fire escape door.
1. **Carpet Cleaning:**
* Scheduled for November 21; residents to clear obstructing items.
1. **Pest Control:**
* Monthly service on the 16th; residents encouraged to utilize it, especially for mice control.
1. **Landscaping:**
* Fall clean-up completed; tree maintenance handled, planned evergreen decoration for winter.
1. **Owner Relations Updates:**
* Summer picnic successful; considering two events per year but exploring affordable options.
1. **Governance & Budget:**
* Proposed 2025 budget highlights: 5.74% assessment increase due to inflation, water costs, and emergency light replacements.
* Reserve funds plan to cover emergencies and major repairs.
* Clyde Court Condominiums continue to maintain low assessments due to proactive management.
* Board elections: With 14 out of 14 votes, Will White re-elected, Amber Thomas elected to replace Matt Rodgers.
1. **Adjournment**