

Antioch Golf Club Community Association

Board of Directors Meeting Minutes Monday, May 12, 2025

Joli called the meeting to order at 7:00 PM at the Antioch Library in Antioch Illinois

A quorum of the Board Members present was Jolanta Slusarski, Teri Crispino, Anne Moore, LaVonne Kosmen & Kathy Cacciato.

1. Approval of Minutes for AGCCA Board Meeting on February 10 at 7 pm. *Motion to accept meeting minutes as they are written was made by Teri; Seconded by Kathy. Vote taken: 5 in favor, 0 abstaining. Motion passes*
2. Treasurer's Report – Anne
 - a. Financial Statement as of March 31, 2025:

i. BBT Checking (Operating)	\$146,549.67
ii. BBT MMA (Reserves)	\$117,421.19
Total	\$263,970.86

Motion to approve sending 34 files to attorney for collection for 2024 unpaid assessments. Cost to be covered under current retainer was made by Teri; Seconded by Joli. Vote taken: 5 in favor, 0 abstaining. Motion passes
 3. Old Business
 - a. Street repair – Joli – We have \$74,172 in budget this year for street repair. Will not be taking anything from reserves. Met with Trent, who is working with Superior, and marked the roads where repairs will be done on several sections of Fairway Dr, corner of Fairway and Harbor Ridge Dr near Nicklaus Way and several sections of Nicklaus Way starting at approx. 25112 Nicklaus going to 24952 Nicklaus Way. 6 different areas to be addressed. However, there are conversations currently being held with Lake County Planning and Development and Lake Co. Division of Transportation as well as Antioch Township Highway Dept. to possibly turn streets over to Antioch Township. Depending on outcome of these conversations will depend on how much we'll need to spend on road repair.

Motion to approve road work to be done not to exceed \$74,172 was made by Anne; seconded by Kathy. Vote taken: 5 in favor, 0 abstaining. Motion passes
 - b. Home Improvement was requested in March 2025 for new roof @ 39862 Harbor Ridge Drive. *Motion to approve request was made by Teri; seconded by Kathy. Vote taken: 5 in favor, 0 abstaining. Motion carries.*
 - c. Community Activities – Kathy – This past Friday was community cleanup. We had about 7 people come which was fine because there really wasn't a lot to clean up. The golf course did a nice job cleaning up the area. The drains were all cleaned of debris.
 - i. The Chili Cook off was a success, held at the club house weekend of St. Patrick's Day, everyone came in green. We had 10 different chili recipes and anyone who attended

as able to vote. The 2 people that won are from the community. You can read more about it in the newsletter.

- ii. We do plan on having a family festival in the fall, so keep an eye for that information in the coming weeks.
- d. AGCCA Community Property areas (40099 Trevino, 40019 Trevino, 24570 Stonebridge and 39862 Harbor Ridge Dr.) Joli and Teri both met with the Antioch Township and Lake Villa Township Assessors and were able to get them to change the valuations on the 4 areas so that no taxes will be assessed on those area in 2025.
 - i. On April 23, 2025 the court ruled in our favor on complaints filed against prior owner of golf course and approved changes to be made to place AGCCA as owner of record on the first 3 addresses listed above. Deeds being processed now. On 4th address above deed being corrected to list AGCCA as owner of record.
Motion to approve future monitoring of 4 PINS by attorneys to ensure no changes occur to ownership or valuation records was made by Kathy; Seconded by Teri. Vote taken: 5 in favor, 0 abstaining. Motion passes.

4. New Business

- a. Newsletter update – Kathy – the newsletter is being done quarterly. There is a section of “what you should know”, this quarter it’s about gardening since it’s Spring. There are several copies here if you need one. If you don’t get it, send an email to mail@apmofil.com and let her know you’re not receiving them, make sure she has your correct email address.

5. 2025 meeting dates – at 7:00 PM at the library. Check the website at AGCCA.COM.

- a. Dates:
 - i. Mon., Aug 11, 2025
 - ii. Mon., Dec 8, 2025 (Annual at 8:00 PM)

6. Open Forum (15 minutes)

- a. We have 15 minutes allocated and 1 question per person. If you have any questions, please send your question to mail@apmofil.com and we’ll respond appropriately.

Motion was made to adjourn the meeting by Anne. Seconded by Kathy, Vote taken: 5 in favor, 0 abstaining, motion passes.

Meeting adjourned at 7:30 PM

Respectfully submitted
LaVonne Kosmen, Secretary
Antioch Golf Course Community Association