

Antioch Golf Club Community Association

Board of Directors Meeting Minutes Monday, December 8, 2025

Anne Moore, Treasurer, called the meeting to order at 7:05 PM at the Antioch Library in Antioch Illinois

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

1. Approval of Minutes for AGCCA Board Meeting on August 11 at 7 pm. *Motion to accept meeting minutes as they are written was made by Anne; Seconded by Kathy. Vote taken: 3 in favor, 0 abstaining. Motion passes*
2. Approval of Minutes from annual meeting on December 18 at 8:00 pm. *Motion to accept meeting minutes as they are written was made by Anne; Seconded by Kathy. Vote taken: 3 in favor, 0 abstaining. Motion passes*
3. Approval of minutes from second Annual Meeting for 2024 held on January 30, 2025 at 7:00 pm. *Motion to accept meeting minutes as they are written was made by Anne; Seconded by Kathy. Vote taken: 3 in favor, 0 abstaining. Motion passes*
4. Treasurer's Report – Anne
 - a. Financial Statement as of October 31, 2025:

i. BBT Checking (Operating)	\$ 56, 515.08
ii. BBT MMA (Reserves)	\$123,105.22
Total	\$179,620.30
 - b. Comparative income and expense against budget: One item was the insurance where last year we paid \$2000, this year it up to \$4,070 due all insurance premiums going up. The insurance expires in May 2026; we are currently looking for a more affordable policy. Another discrepancy was the legal fees which is because of their help in obtaining ownership of the 3 parcels.
 - c. We had a property that went into foreclosure (24999 Nicklaus Way) that had a balance of \$3,567.73 due. We made numerous attempts to try and collect from Randy Mathias who has since passed in 2024, his property was sold at auction and once that happens all debts are removed so there is no hope of collecting the funds.
Motion to approve to close and write-off the balance of \$3,567.73 was made by Anne; Seconded by LaVonne, Vote taken, 3 in favor, 0 abstaining. Motion passes
 - d. The following 3 properties are owing for 2024 & 2025 assessment. If no payment is made by 12/31/25 we request to have liens filed against the properties.
39861 Golf Lane; 39860 Stonebridge St.; 39851 Harbor Ridge Dr
 - e. The 2026 budget for annual assessments will be increased by 5%.
Motion to approve 2026 Budget was made by LaVonne; Seconded by Kathy. Vote taken: 3 in favor, 0 abstaining. Motion passes
5. To prepare for 2026 budget, we have updated contracts that were previous approved by the Board that ratify approval.

- i. Continued engagements with Cukierski & Associates LLC for preparation of 2025, 2026 and 2027 federal and state tax returns not to exceed \$400 per year.
Motion to approve engagement with Cukierski for 3 years at \$400/year was made by Kathy; seconded by LaVonne. Vote taken: 3 in favor, 0 abstaining. Motion passes
 - ii. Juarez Landscaping contract to be renewed for 3 years (2026, 2027 & 2028) locked in at \$8,560.00 per year or 8 monthly payments of \$1,070.00
Motion to approve contract with Juarez for 3 years at \$8,560.00/year was made by LaVonne; seconded by Kathy. Vote taken: 3 in favor, 0 abstaining. Motion passes
- 6. Updates:
 - i. Antioch Fall Festival – Kathy.
The fall festival in October where the entire community was invited. We had 100's of people. The weather was perfect. We had vendors, golf outing, activities, etc. We had a lot of volunteers and help to coordinate it which we are very thankful for. The next Fall Festival will be held on October 11, 2026. All this information is in the Newsletter that was sent out today.
- 7. 2026 meeting dates – at 7:00 pm at the Antioch Public Library and will be posted on website.
 - i. Mon., Feb 9 2026
 - ii. Mon., May 11 2026
 - iii. Mon., Aug 10 2026
 - iv. Mon., Dec 14 2026 BOD meeting at 7:00 pm (annual meeting at 8:00 pm)
- 8. Adjourn Meeting
Motion was made to adjourn the meeting by Kathy. Seconded by LaVonne, Vote taken: 3 in favor, 0 abstaining, motion passes.

Meeting adjourned at 7:15 PM

Respectfully submitted

LaVonne Kosmen, Secretary

Antioch Golf Course Community Association