

# Antioch Golf Club Community Association

## Board of Directors Meeting Minutes – Monday, Dec 11, 2023

Board Meeting called to order (7:10 PM) at the Antioch/Lake Villa Township Center by Jolanta Slusarski.

Board Members present were Jolanta Slusarski, Teri Crispino and Tom Kolk.

1. Approval of Minutes (May 8, 2023). Motion made by Teri C and seconded by Tom K. All in favor.
2. Approval of minutes from Aug 14, 2023. Motion made by Teri C. and seconded by Tom K. All in favor
3. Treasurer's Report – Joli
  - a. Financial Statement review & delinquencies as of Nov 30, 2023. Balances were
    - i. BBT Checking (Operating) \$152,032.12
    - ii. BBT MMA (Reserves) \$120,665.20
  - b. Verbal review of YTD actual numbers vs. YTD Budget.
  - c. Street repair budget for 2023 was \$62,591.00. Only used \$7,814.00 of those funds. Motion made by Joli to move unused funds of \$54,777.00 to reserve account for future street repairs. Seconded by Teri C. All in favor.
  - d. Treasurer's report accepted motioned by Teri C. and seconded by Tom K. All in favor.
4. To prepare for 2024 budget, updated contracts had been requested from American Property Management and Del Rio Landscaping and street sweeping. **Ratify approval** of the following that were previously approved by the Board: Motion to approve made by Tom K. and seconded by Teri C. All in favor.
  - i. American Property Management contract expires 12/31/23. Renew contract for 2 years increasing monthly price from \$700.00 to \$725.00.
  - ii. Del Rio landscaping contract expires end of 2023. Renew contract for 3 years with pricing to remain at \$10, 437 for 2024 season and increase to \$11,425 for 2025 2026 seasons. Covers 3 areas those being north berm, south berm and park. Our attorney has been instructed by the Board to file lawsuit with previous owner to sign over the 3 areas appropriately.
  - iii. Sheriff's security contract with Lake County for period from Nov. 20, 2023 to April 30, 2024 to increase to \$90.00 per hour for 2 hours per week. Hours of security detail to vary weekly.
  - iv. Street sweeping contract for 2024 for 2 sweeps totaling \$2,546.00.
5. Budget for 2024 with no increase presented for approval. Motion made by Teri C and seconded by Tom K. All in favor. (There was no increase due to the change in calculation of assessments.)
6. Board had recently approved work scheduled for Nov 2023:
  - a. Sinkhole reported at 25073 Nicklaus Way and add'l 2 starting at end of Harbor Ridge Dr right before Long Dr. Great Lakes Logistics to do the work for all 3 for approx...\$5,214.00. Completed.

- b. Pothole patching for main roads into the community – Harbor Ridge Dr., Nicklaus Way and Stonebridge Dr for \$2,600.00. Completed.
  - c. Motion to ratify previous approval of majority of Board for both items listed above made by Joli S and seconded by Teri C.
- 7. Homeowner assessment calculation re-evaluated. Will review periodically every 3-5 years. The BOD calculated the assessments by adding up the total assessed value for all units in the entire community, then represented each parcel’s assessed value as a percentage of the total assessed values in the community, and then applied that percentage to the total budget. This results in an exact assessment applicable to each unit individually. This change also results in each owner being invoiced separately. Letters to individuals informing them of what the amount will be have gone out. Ratify approval – Board was unanimous in decision. Motion made by Teri C. and seconded by Tom K. All in favor.
- 8. Street repair update:
  - a. Requested civil engineer to prepare contract documentation/ Bid document release. Due to miscommunication delay in start. This would cover specs that can be put out for bid that would cover all roads identified in plan. Board also requested to have engineer have bids be put out for work to be done on Palmer. Engineer is updating plan and will be providing specs for BOD review. BOD will be meeting with engineer to review phases to implement and any other recommendations. Please note all work will be done in yearly phases depending on monies available in budget.
  - b. Board is also exploring state and local grants to subsidize our road improvement project.
- 9. 2024 meeting dates – at 7:00 PM at the Township Office (if office unavailable, will be held virtually): Check agcca.com website.
  - a. Dates:
    - i. Mon., Feb 12, 2024
    - ii. Mon., May 13, 2024
    - iii. Mon., Aug 12, 2024
    - iv. Mon., Dec 9, 2024 (Annual at 8:00 PM)
- 10. Adjourned at 7:40 PM