

Antioch Golf Club Community Association

Board of Directors Meeting Minutes Monday, August 11, 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 May 12 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 July 31, 2025:

i. BBT Checking (Operating)	\$128,256.30
ii. BBT MMA (Reserves)	\$120,672.72
Total	\$248,929.02

Motion to approve treasurers report was made by Joli; Seconded by LaVonne. Vote taken: 5 in favor, 0 abstaining. Motion passes
3. Old Business
 - a. Street repair – Joli – We have been meeting with contractor for next phase of work to be done. Work will be done on several sections of Fairway Drive and Crabapple Dr. Corner of Fairway Drive and Harbor Ridge Drive near Nicklaus Way (25112 Nicklaus going to 24952 Nicklaus Way, includes curb repair at 24977, 25055 and 25073 Nicklaus Way). Additionally, we'll do section near 39870 Long Dr. Cost to do work is \$77,888.00 *Motion to approve revised road repair proposal in amount of \$77,888.00 which will require us to take \$4000.00 from the reserves was made by Anne; seconded by Kathy. Vote taken: 5 in favor, 0 abstaining. Motion passes*

Another item to note is several board members have been having conversations with Lake County Planning and Development (LCP) and Lake County Division of Transportation (LCDT) and Antioch Township Highway Department and Lake Villa Township Highway Department to see what it takes to turn our streets over to them which would mean they would take care of road repair and snow plowing. If that passes, that would eliminate an assessment from us to cover the costs. It could take up to a year to approve take-over and if/when that happens, they would have to fix the roads to be in compliance with their standards (right now they are not, which is why they are private). Once the roads are fixed, the township would tax us over several years to cover that cost. To do all of this, it would require a majority vote within our community.

- b. Home Improvement was requested in May 2025 for solar panels @ 39956 N. Trevino Ln. *Motion to approve request was made by Teri; seconded by Anne. Vote taken: 5 in favor, 0 abstaining. Motion carries.*
- c. Community Activities – Kathy – Fall Festival is October 12th at the clubhouse; golf scramble at 9 am and festival in the tent and in the parking lot, starting at 1:30 pm. It's open to all family members and Antioch residents. Lots of activities for everyone.
- 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 – we usually get the newsletter out quarterly, but this next one will be a little late because we're waiting to get final information on the festival. If anyone has anything they want to see on the newsletter, please email me.
- b. American Property Management contract expires end of this year. We are in receipt of the new proposal with a monthly fee of \$775.00 for 2 years. The current fee is \$750.00. *Motion was made by Anne to approve the 2-year proposal at \$775.00 a month; Seconded by LaVonne. Vote taken: 5 in favor, 0 abstaining. Motion passes.*
- c. The BOD had asked our attorneys to review and update our Declaration and By-Laws to ensure we are in compliance with the provisions of the Master Association requirements as defined in Section 18.5 of the Illinois Condominium Property Act as well as remove language referencing the developer/declarant. *Motion to Amended and Restated Declaration of Easements, Covenants and Restrictions for Antioch Golf Club Community Association including the Amended and Restated By-Laws of the Antioch Golf Club Community Association was made by LaVonne; Seconded by Kathy. Vote taken: 5 in favor, 0 abstaining. Motion passes.*

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

- a. Dates:
 - i. Mon., Dec 8, 2025 (BOD meeting at 7:00 PM); (Annual meeting 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

7. Executive Session

- a. Hearings
- b. Delinquencies

No Executive Session took place.

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

Meeting adjourned at 7:45 PM

Respectfully submitted
LaVonne Kosmen, Secretary
Antioch Golf Course Community Association