

**Antioch Golf Club Community Association**

**Board of Directors Meeting**

**Minutes – Monday, February 8, 2021**

Call the meeting to order (7:00 PM) via Virtual Conference call

Board members present were

Jolanta Slusarski

Tom Kolk

Ken Lipski

Teri Crispino

1. Approval of Minutes from Sept. 28, 2020 **Reviewed and approved by BOD**
2. Treasurer’s Report – Joli (review Dec 2020 financials)
  - a. Financial Statements
    1. BBT checking \$88,456.14
    2. BBT MMA \$32,065.34
    3. Receivables \$23,954.94
  - b. Expenses YTD vs Budget reviewed by Jolanta Slusarski
  - c. The following Delinquencies were reviewed:
    1. 24999 Nicklaus Way – we have asked attorneys to pursue prior owner for money owed (approx. \$3,500 plus what had been previously charged off \$3,000 - \$4,000). Also, current owner (US Bank) has been sent warning letter and fine for no upkeep to the current property. Additionally, Lake Co. is also pursuing bank for falling roof shingles, broken fencing around pool area as hazard and other items. US Bank placed property for auction on 9/22 – 9/23. Waiting to hear if any bid accepted. (no update)
    2. 24941 Nicklaus Way & 24924 Palmer – hearing moved to Aug 17 due to COVID for pursuit of moneys owed (approx. \$8,600) on 2 properties. 8/20/20: Judge found owner in default for failing to appear & continued case to 9/28/20. Pritzker extended moratorium to pursue collections to Feb 6, 2021 and then to March 6, 2021.
3. Old Business – none.
  - a.
4. General Updates

- a. Garage Sale cancelled due to COVID.
  - b. Roads – AGCCA. It has come to our attention that it appears that the roads now show owned by G & G Valley Ridge, LLC. Attorneys original response from June 25<sup>th</sup> indicating extensive title work has been forwarded to Board members. In order to cut some of the research, Joli located a copy of the deed showing transfer of roadways in 2003 to AGCCA. Upon Inquiry to Lake Co recorder’s office, they are sending copy of current deed to Joli. This was recorded with the sale of the golf course. Both documents forwarded to attorney in Sept. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review. Had conference call with attorney to discuss on 12/7/2020 regarding initial results. Attorney to do further research and was given prior golf course owner’s attorney information. Communication received 1/29/21. It appears matter regarding roads being worked on with prior owner’s attorney. Regarding empty lot on Harbor roads being worked on with prior golf course owner’s attorneys. The empty lot on Harbor Ridge and the 2 upfront lots by Trevino, the BOD had additional questions which were sent 2/7/21. BOD’s understanding was that those should not have been assessed these taxes and were to review with Lake County.
  - c. Empty lot – It has also been noted that the empty lot has been sold for taxes. Deed from 2003 located and to be forwarded to attorney. Taxes were sent to West Suburban Bank previously. It seems someone had been filing since 2003 for an open space exemption up until the sale of the golf course. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review. See 4 (b).
  - d. Same issues for 2 lots at Rt 59 & Trevino which AGCCA has been taking care of since late 2018. With sale of Antioch golf course, appears that property now shows under Valley Ridge. With attorneys Just like b & c above.
  - e. Newsletter – Nothing to report
  - f. New Company doing snowplowing. No parking overnight on streets when 2” of snow in forecast.
  - g. AGCCA is looking for additional BOD members to work on association matters. Please contact Property management company at [mail@apmofil.com](mailto:mail@apmofil.com) indicating your interest.
  - h. Per association rules garbage cans are not to be stored outside (by garage door, side of house, etc). Please note this as violations will be sent.
  - i. BOD will be reviewing necessary road repairs to be done in 2021.
  - j. Review resident questions that were sent that have not been addressed above.
5. 2021 meeting dates – at 7:00 PM at the Antioch Township Office (Unsure of availability at this time) - May be virtual
    - a. Mon May 10, 2021
    - b. Mon Aug 9, 2021
    - c. Next Annual Meeting Dec 13, 2021 at 8:00 PM.
  6. Adjourn