



*Silverlake Villas*  
HOMEOWNERS ASSOCIATION

PO Box 831, Orland Park, IL, 60462  
[www.silverlakehoa.net](http://www.silverlakehoa.net)

**Silver Lake Villas Homeowners Association  
Minutes of the Unofficial Board Meeting August 29, 2023**

Call to Order:

Board President John O'Halloran called the meeting to order at 6:30PM.

Roll Call by Board Secretary:

Board Members John O'Halloran, Curt Unander,

Due to a lack of a quorum this is an unofficial meeting and no voting will take place.

Meeting Agenda: Board President O'Halloran had a Power Point presentation of the agenda which was displayed on two screens at the Orland Park Library Meeting Room.

Presentation of member's reports:

**John O'Halloran, Interim Treasurer**

John presented a letter from Celtic Property Management regarding the special assessment for new roofs in the amount of \$ 75.00 per month. The start date for this payment will begin on the October payment cycle. Further information from Celtic on how to set up the monthly payments was included in the Celtic letter with an indication on how to make changes in your Auto Pay, and with those mailing checks on how to put the regular assessment and the special assessment on one check. Residents are requested to call Celtic Property Management and not the Board if they need additional help.

**Curt Unander, Secretary & Compliance Officer**

**Election Information:**

Curt discussed with the residents the importance of the upcoming October 23, General Meeting and Election of Officers. Voting in the October election will be for the three regular officer positions, plus a year's appointment of a position that retired in January 2023. This fourth position will be for a one-year term, then posted for a normal two-year term in 2024. In the middle of September, nomination requests for the four officer positions will be emailed and posted on the Association website. Non-internet residents will be mailed the request for nominations. After all the nominations have been received, in early October the nominations will be printed on a ballot in alphabetical order, and this ballot will be mailed to all residents. Residents will fill out their four choices and either email the board secretary or bring them to the October meeting where the ballots will be tabulated and the winning officers by count will be announced.

**Volunteering for Board Positions:**

Curt also pointed out the necessity of volunteering, the lifeblood of the Association depends on residents stepping forward to take these positions.

**Dryer Vent Cleaning Compliance:**

Indicated was the 92% completion and certification percentage for all 83-unit owners. The Board is very pleased with this response.

**HOA insurance renewal response:**

The response from unit owners regarding their contacting their insurance agent to show Silver Lake Villas Homeowners Association, PO Box 831, Orland Park, Illinois 60462 on their renewal has greatly increased. The total % of unit owners complying will be announced at the first meeting of 2024.

**New residents in the Association since January 2023:**

The Association welcomed five new unit owners who have taken possession since January 2023.

- James and Rose Mary O’Connor
- Richard Morales
- Paul Gregory
- Eileen and Michael Connaughton
- Laura LaMonto.

The Association welcomes you.

**Maureen Swearingen, Vice President/IT Director:**

In lieu of Maureen’s absence, John again encouraged all unit owners to check our website at least once a week if not more often, as it is updated frequently.

**Fintan Broderick, Director Buildings and Grounds:**

In view of Fintan’s absence, there was no additional information to be presented.

**Grounds and Activities Committee:**

Our Grounds committee have been very active, touring the grounds, bushes, courtyards, etc. with CNC’s landscape architect. Detailed notes were taken regarding bushes to be removed and replaced, tree quality and a need for some replacements, plants and flowers for additions. John also brought up his dream of a Gazebo on the grounds for next year, but the process with permits and village approvals is complex.

**Questions and Answers:**

Various questions were put forward by the residents including:

- Solar Panel installation - No
- Deck Colors – to be put to the Board for approval on color selection.
- Gazebo – See above for village and permit approvals complexity
- Dog Park – As nice as a dog park could be, it’s a No because of village permits, approvals, insurance and other problems.
- Asphalt – Some minor private driveways to be done in September 2023. Long range complete program delayed until future budgeting permits.

The board appreciates all residents who were in attendance.

For the Board,

*Curt Unander*

Curt Unander, Board Secretary



President	John O’Halloran	708.770.9960	<a href="mailto:johnohal02@gmail.com">johnohal02@gmail.com</a>
Vice President	Maureen Swearingen	708.646.3623	<a href="mailto:maureen@silverlakehoa.net">maureen@silverlakehoa.net</a>
Secretary & Compliance	Curt Unander	708-275-5066	<a href="mailto:silverlake15012@gmail.com">silverlake15012@gmail.com</a>
Bldgs. & Grounds Dir.	Fintan Broderick	708.971.6293	<a href="mailto:fintanbud@gmail.com">fintanbud@gmail.com</a>