



*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 Board Meeting February 22, 2024**

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, Maureen Swearingen, Tracy Stasukewicz, Curt Unander, and Fintan Broderick were present.

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 members' reports:

**John O'Halloran, President**

**Agenda for General Meeting February 22, 2024**

2024 Budget and Monthly Assessment Increase

Celtic Property Management

Cook County Property Tax Appeal status

Artic Blast—Lessons learned

Board secretary's report

Vice President's report

Capital Improvement Program 2024-2027

Building and Grounds Director's report

Grounds and Activities report

Q and A

**2024 Budget and Monthly Assessment Increase**

President O'Halloran presented the needs and reasons for a 4% increase effective April 1, 2024 including the percentage of increases for the four main expense categories.

1. Professional % Administration Services 14.1K
2. Grounds, Maintenance and Replacement 111.5K
3. Building Repairs and Maintenance 27.2%
4. SLVHOA Administrative 85.3%

**Core Spending by Categories with increase percentages**

1. Insurance 34%
2. Professional Administrative 72%
3. Grounds Maintenance 18%
4. Grounds-new 59%
5. 38% projected increase in 2024

**New Monthly Assessment to Celtic effective April 1, 2024**

1. 4% increase on all units
2. Requirement to re-set your monthly automatic payment with Celtic Property Management
3. Contact Celtic if you have any questions with re-set

**Cook County Property Tax Appeal**

- 1. Appeals 1 and 2 in 2023 rejected
- 2. Final appeal 2024 pending

**Artic Blast/Deep Freeze January 13-21<sup>st</sup>**

- 1. Most sub-zero days since 1983
  - 2. Ice melt ineffective due to low temperatures
  - 3. Not enough snow to trigger plowing (2")
  - 4. Additional ice melt service (CNC)—6 dates
  - 5. Road salt and plowing—1 date
- Additional cost to SLVHOA--\$5,305.00

**Curt Unander, Board Secretary/Compliance Director**

*New Owners 2023-2024*

- James & Rose O'Connor 8938 Silverdale 6D
- Richard Morales 8959 Dublin 10D
- Paul Gregory 8966 Silverdale 8D
- Laura Lamonto 15003 Mayo 21C
- Michael & Eileen Connaughton 8908 Silverdale 4D
- Robert & Maryann Koehn 8960 Dublin 12A
- Marwan Almronj 8932 Dublin 14B
- Luigi & Lorna DelBarba 8965 Dublin 10A

Curt commented on the notice from various realtors that the SLVHOA was an elite complex and that units up for sale lasted only a very short period. Six units sold were 1<sup>st</sup> floor units and two units sold were 2<sup>nd</sup> floor units.

**HOA Insurance Renewals Direct from Agents 52% compliance**

Very disappointing that 40 residents have not contacted their insurance agent to add Silver Lake Villas Homeowners Association, PO Box 831, Orland Park, IL 60462 as an additional addressee on their policy. Doing this will eliminate much work on the part of the Secretary and eliminate additional work by the policy owner.

**Evaluation and Revision of By-Laws**

President O'Halloran has set up a committee to evaluate and refine our 35-year-old by-laws. This will involve many changes and updates and bring our by-laws into the real world of 2024. The changes incorporate will affect decks, patios, dryer vent extensions and many other outmoded rules, regulations, and resolutions and will comply with our attorneys and the State of Illinois Condominium Laws.

**Maureen Swearingen, Vice President**

Maureen talked about her efforts to improve our excellent website and encouraged all residents to communicate with her regarding additional changes and new items to add.

**Fintan Broderick, Buildings & Grounds**

Fintan discussed the following topics:

- weed killer and fertilizer will be placed by CNC in the spring.
- mulch will be spread throughout the complex.
- CNC will also do spot seeding and repairing of laws damaged during the winter.
- Stone replacement, hedges and courtyard plantings will be installed during the spring and summer.
- All driveways and drives will be seal-coated in 2024.

**Tracy Stasukewicz & Eileen Lyons, Grounds and Activities**

- 1. They will work with CNC's landscaping supervisor for a new building and courtyard landscaping plan with replacement prioritized.
- 2. They will do a walk around to identify areas where new stone and hedges are needed.
- 3. Plantings in our sign beds will be addressed.
- 4. Village Square, due to the laborious requirements of the Village of Orland Park and the cost associated with their requirements, the future of a village square is on hold or discontinued.

**Capital Improvements—Roofs**

1. Phase 2 will start in March 2024. Four roofs are scheduled for completion—Buildings 1, 2, 7, 10.
2. Four additional buildings will probably be added to the 2024 schedule—Buildings 12, 15, 16, 17.
3. The remaining four buildings might be added for 2024, pending financing—Buildings 4, 13, 19, 20.

**Closing:**

1. All residents are reminded not to throw flushable wipes down the toilet, as this has caused backups in our buildings’ plumbing systems.
2. Remember—before you replace or remodel
  - a. New windows, entry doors, patio doors, garage doors, replacement screen doors and “other” must be approved by our Buildings and Grounds Director prior to replacement.
  - b. Board approval is required for dumpster placement in your driveway
  - c. No structural alterations to your unit or deck/patio without the required permits and permissions. “When in Doubt, Reach Out” call Fintan/John.

**Questions and Answers:**

Many questions from the residents were forthcoming, including the following:

- The need for assessment increases
- Why the increases in the four main budget items, especially the snow plowing this year
- The tax appeal status, and why we have been refused
- Most unit owners on fixed incomes and these increases are hard
- Grounds improvements, trees and plants and changes needed
- New roofs, why the agenda for the remaining buildings?

All questions were answered by the Board to the best of their knowledge, and other answers needed will be deferred until a good follow-up answer can be made.

The board appreciates all residents who were in attendance.

For the Board,

*Curt Unander*

Curt Unander, Board Secretary



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