



Silver Lake Villas Homeowners Association Minutes of the Board Meeting June 7, 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, Tracy Stasukewicz, Curt Unander, and Fintan Broderick were present.
Maureen Swearingen was absent.

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, President

Agenda for General Meeting June 7, 2024

Board Secretary's Report

Treasurer's Report

Vice Presidents Report

Legal-SLVHOA By-Laws & Amendments Maureen Swearingen & Lisa O'Halloran

Capital Improvements Roofing & Financing

Building and Grounds Director Report

Hail Damage – Early May

Grounds and Activities Report

How Busy are We Going to Get

3rd. Residents Meeting and End of Summer Celebration

Q and A

Board Secretary/Compliance Director's Report

Curt Unander discussed the following.

1. Security & Scams

Residents, this is a re-occurring problem and it is getting worse, discussed were several tips to prevent fraud.

- a. Shred all mail you do not want including envelopes with your address indicated, both the FBI and Secret Service feel that this is important as scammers look through garbage to obtain your information.
- b. Make sure your cell phone and computer have scam blockers. Your secretary gets 3-6 scam calls every day and the scams blocker intercepts these. Only accept calls from people you know or are on your contact list.
- c. Free gifts. These are frauds and all they want is your personal information.
- d. Anyone coming to the door without proper identification, do not open.

- e. Your board makes sure that all regular contractors doing business with the association are required to give the board annually a “Certificate of Insurance”. This protects the association from any injuries or negligence on their part. It is suggested that contractors working inside your home provide you with a copy of their insurance. Remember exterior work must be approved by the board.

Treasurers Report as of June 3, 2024

1. Bank
 - \$ 195,332 - Capital Fund
 - \$ 54,700 – Reserve Fund
 - \$ 1,970 - Checking
2. Celtic Property Management Jan 1, - May 31, 2024
 - Monthly As assessment - \$ 132,608.88
 - Late Fee Income - \$ 406,00
 - Skylight Assessment - \$ 1,905,00
 - Special Assessment - \$ 45,037.76
3. Total Income - \$ 179,956.88
4. Total Expenses - \$ 116,553.00 2024 (9% increase from 2023)

Maureen Swearingen, Vice President (absent)

Maureen talked about her efforts to improve our excellent website and encouraged all residents to use the website for Work Order requests.

Legal Update: Keough & Moody SLVHOA “Constitutional Convention” --Maureen Swearingen & Lisa O’Halloran

- The original By-laws are adopted and recorded in 1987 and readopted in 1992. Numerous amendments and rule changes have occurred over the years.
- Documentation needs to reflect 2024 State of Illinois Condominium Act.
- The current format is antiquated and unwieldy.
- Need to differentiate between “Amendment”, “By-Law”, and Rules and Regulations.
- Temporary Vacation Rentals (Airbnb, VRBO)
- Harassment Policy and lots of other stuff

Fintan Broderick, Buildings and Grounds

- All Roofs will be completed this summer (maybe), expediting the original five- year replacement plan.
- Buildings 12,13,15,16,17 4, 19, 20 (maybe)
- The Board has secured a 5-year 320K construction loan to complete the project this year.
- There is no additional cost to unit owners for this loan.

Grounds

- CNC Lawn spring maintenance and repairs underway
 - Regular weekly maintenance
 - Broad leaf weed killer/fertilizer applied.
 - Mulch spread throughout the complex.
 - Spot seeding and lawn repair
 - Early Tree and Hedge Trimming

Greenway Sprinkler (Frank)

- All sprinkler heads and zones up and running
- System runs three days per week, 15 minutes per zone, except flower beds

Davey Tree Service

- There are various applications & insecticides applied.

Hail Damage- Early May

- No damage to new roofs, skylights or existing roofs & skylights.

- West facing building siding sustained minor damage on several buildings.
- Repairs will commence once the new roofs are completed. Patching and spot painting only required.

Tracy Stasukewicz & Eileen Lyons, Grounds and Activities

1. The committee and CNC Landscaping supervisor did a walk-around of the complex for a new building and courtyard landscaping plan with replacement prioritized.
2. They did a walk-around to identify areas where new stone and hedges are needed.
3. Plantings in our sign beds will be addressed.
4. Landscape Improvements Phases I, II and III for 2024 outlined *see map*.

Capital Improvements: Roofs

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

Closing: So How Busy are we Going to Get

June

- Roofing Buildings 12, 13,15 and 4 June 10-21
- Gutter Cleaning Buildings 1,2,3,4 June 15
- Structural Repairs Building 4, June 11-12

July

- Roofing Buildings 16-17-20 and 21 Late July
- Landscaping improvements Phase 11
- TBF
- Fall 2024
- Seal Coating – All Buildings Date- TBD

3rd, Residents Meeting and end of Summer Celebration

- Where? Outdoors between Buildings 9-10
- When? Early Mid September
- Everything Else??????????????

Questions and Answers

Most residents’ questions were directed to our landscaping program and follow up as outlined. Tracy Stasukewicz did a great job of fielding the questions, mostly concerning mulch and rock applications. Tracy wishes to alert the residents of the Orland Park Area Chamber of Commerce Summer Fest 2024 July 14-15-16 at 153rd Street Metra Station.

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.

CC: Attendance List
Map – Landscape Phases

For the Board, *Curt Unander*
Curt Unander, Board Secretary/Compliance Officer

President	John O’Halloran	708.770.9960	johnohal02@gmail.com
Vice President	Maureen Swearingen	708.646.3623	maureen@silverlakehoa.net

Secretary & Compliance	Curt Unander	708-275-5066	silverlake15012@gmail.com
Treasurer	Tracy Stasukewicz	708-476-2453	wishbone11191119@gmail.com
Bldgs. & Grounds Dir.	Fintan Broderick	708.971.6293	fintanbud@gmail.com