



**Silver Lake Villas Homeowners Association
Minutes of the Board Meeting
February 28, 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, Maureen Swearingen, Curt Unander were present. Fintan Broderick 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. *(See attachment)

Special Guests:

Detective Steve Kost of the Orland Park Police Department spoke on scams and crime prevention. Particular attention was paid to ruse burglaries, usually when a homeowner is distracted by a person falsely representing an employee of a utility or other agency. While the homeowner is distracted, the burglar(s) enter the home and look for jewelry and other valuables. Special attention is needed by the homeowner not to allow access to their home and call the police 911 directly.

Mike Ercoli of the Orland Fire Protection District spoke on the new state law requiring all new purchases of smoke alarms be the 10-year sealed battery type. As the old battery type wear out, they must be replaced by the 10-year sealed battery.

Secretary's Report: Curt Unander

- Curt addressed the group on the topic of HOA Insurance Renewals indicating that 40-unit owners out of 83 had contacted their insurance carrier to place SLVHOA PO Box 831 Orland Park, Illinois, 60462. as an additional addressee. This is 48%, and he encouraged the remaining unit owner to do the same.
- He also touched on the subject of reading the Website mail at least twice a week.
- Parking violations: He announced that parking in the private driveways between buildings has diminished greatly. As unit owners know, these driveways are for fire, police and emergency vehicles only. Recently there have been some violations on Silverdale with owner vehicles overhanging the sidewalk, making it difficult to walk. Oversize vehicles must be parked in the visitor/guest lots.

President	John O'Halloran	708.770.9960	johnohal02@gmail.com
Vice President	Maureen Swearingen	708.646.3623	maureen@silverlake.net
Secretary & Compliance	Curt Unander	708.275.5066	silverlake15012@gmail.com
Bldgs. & Grounds Dir.	Fintan Broderick	708.971.6293	fintanbud@gmail.com

- Volunteering—In closing, Curt touched on the need for unit owners to step up and volunteer for the various board positions and committee assignments. The board feels within the 83-unit owners there resides a vast number of skills, talents and abilities that would benefit the association.

Treasurers Report: John O’Halloran

- John indicated that the Budget is set for 2023 with no increase over last year and no need for an assessment increase.
- The unfilled treasurer’s position will be re-engineered prior to filling. Monthly assessments collections will be outsourced in 3-5 months. He was pleased to report the Direct Deposit program has been a huge success and encouraged all to continue with this program.
- Cook County Board of Property Tax: Tri-annual reassessment. We are again utilizing Elliott & Associates to appeal the 2023 Homeowners assessment with no charge to unit owners. A successful appeal will result in a 7% charge to the unit owner based on the recovery.

Vice President-IT Director: Maureen Swearingen

Maureen thanked the unit owners for their support of the website (silverlakehoa.net) and indicated she was always looking for new information and ideas. A small number of unit owners have no internet access. Residents should keep these unit owners informed of all association activities.

Building and Grounds: Fintan Broderick (absent)

- John reported on the winter update with our Landscaper, CNC, called out only once this mild winter.
- Remember, before you remodel and/or replace new windows, entry doors, patio doors, garage doors, replacement screen doors and “other”, these must be approved by Building and Grounds prior to replacement. Board approval is required for dumpster placement in driveway, and any structural alterations to your unit/deck/patio need permits and board permission.
- You can expand your patio (downstairs units) by 80 sq. feet. Only poured concrete permitted; no blocks, brick or other temporary material may be used. Unit owners must get Orland Park Village building requirements and permits.

Silver Lake Villas Capital Improvements: 2023-33 John O’Halloran

John presented an overview for the next ten-year capital improvement project.

- 20 buildings: roofs, siding, gutters, driveways and private drive asphalt replacement. Also, trees, shrubs, grass and plantings.
- Roofs: will start in 2023 with bids being evaluated and a contractor will be approved with the necessary legal input.
- Program: 2023—8 Buildings, 2024—4 buildings, 2025-2027—8 buildings. A special general meeting will be called in early spring 2023 to further outline this project.
- The board will evaluate bids, select three bidders, and decide how a special assessment will proceed.

President	John O’Halloran	708.770.9960	johnohal02@gmail.com
Vice President	Maureen Swearingen	708.646.3623	maureen@silverlake.net
Secretary & Compliance	Curt Unander	708.275.5066	silverlake15012@gmail.com
Bldgs. & Grounds Dir.	Fintan Broderick	708.971.6293	fintanbud@gmail.com



Silver Lake Villas Grounds and Activities Committee: Eileen Lyons, Tracy Stasukewewicz, Lesley Lerner. Subjects: Building courtyard landscaping, annual plant material, short and long-term building plans for village square and social activities

Questions and Answers

- There were many questions addressed to our guests from the Police and Fire Departments which were answered in detail.
- Many questions asked at random by unit owners regarding the topics presented. As unit owners did not maintain protocol and identify themselves and their unit location, we were unable to record the questions and answers.
- Debra Bargiel requested that we include Giant Impatiens plants in the courtyards as they are perennials and should prosper in this cold climate.
- Questions followed regarding patio enhancement, decks and other issues.

Attachments: Power Point of the meeting agenda
Attendance List

President	John O’Halloran	708.770.9960	johnohal02@gmail.com
Vice President	Maureen Swearingen	708.646.3623	maureen@silverlake.net
Secretary & Compliance	Curt Unander	708.275.5066	silverlake15012@gmail.com
Bldgs. & Grounds Dir.	Fintan Broderick	708.971.6293	fintanbud@gmail.com