



Silverlake Villas
HOMEOWNERS ASSOCIATION

PO Box 831, Orland Park, IL, 60462
www.silverlakehoa.net

Silver Lake Villas Homeowners Association Minutes of the Board Meeting September 13, 2024

Call to Order:

Board President John O'Halloran called the meeting to order at 5:45PM.

Roll Call by Board Secretary:

Board Members John O'Halloran, Maureen Swearingen, Tracy Stasukewicz, Curt Unander, Fintan Broderick were present.

The third annual meeting was held outside in the cul-de-sac between buildings 9-10 with a start time of 5:30 PM. The formal agenda was short at this meeting to allow time for the residents to have some social time. A tent and folding chairs were supplied and representatives from the Fire and Police Departments were invited to participate along with an ice-cream truck.

Presentation of member's reports

John O'Halloran, President

President O'Halloran thanked the residents of building 9-10 for their patience and consideration as access to their units was not available during the meeting.

John discussed the excellent financial condition of the Association and indicated the amount of money held in our accounts. He also indicated that most of the excess was already allocated to projects going forward.

Also discussed was the black topping of driveways and private drives over the following Thursdays. There is an inconvenience to the residents, but a necessary upgrade to the association's driveways and private streets. Also a reminder of the importance of the late October General meeting with the election of two board officers, Treasurer and Secretary.

Curt Unander, Board Secretary

Curt Unander thanked the residents for their prompt acknowledgement of our insurance requirements and the total compliance with the monthly renewals. Curt also reminded those few residents who have not completed the mandatory dryer vent certification that the certificates are due to the Secretary by September 30, 2024. Curt also thanked the OFPD for their participation with a fire truck and ambulance in attendance with questions and answers provided by the personnel. Curt also indicated that we have a new unit owner at 8934 Silverdale Unit 6-B, Ibramin Amin. Also, 8920 Dublin 15-D Joseph Walz has put his unit up for sale.

Maureen Swearingen, Vice President/IT Director

Maureen reminded the residents of our very valuable website and the information available to all residents including current information on approved vendors, Orland Park information and other needed information that benefits our residents. She reminded the residents that it is very important that any deaths in our community be reported to the board as soon as possible so that friends can attend the services.

Tracy Stasukewicz, Treasurer and Fintan Broderick Director Buildings and Grounds

Fintan reported on the activities of the Landscaping Committee, and Tracy Stasukewicz who is also head of the Landscaping Committee reported on the three phases of activity in 2024

Phase 1, The north side of Silverdale, Chad from CNC landscaping, John, Fintan and Tracy did a walk around the Silverdale area, work was completed this summer with extra rocks installed and dead bushes replaced wherever needed. Also building 3-A has some groundwater issues that will be addressed this year.

Phase 2, Mayo and Dublin, Again the individuals mentioned previously are doing a walk around the Phase 2 area in the next few weeks to determine areas that need work including the bushes removed behind building 17-A

Phase 3, **The South side of Silverdale including buildings 3-4-5** will be evaluated in 2024.

That concludes the formal part of the September 13th meeting.

CC: Attendance List:

For the Board *Curt Unander*

Curt Unander Board Secretary/Compliance Office

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