

Regular Meeting Minutes City Green Condominium

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

City Green Condominium (CGC) Association Update – HOA update

July 24, 2026

Attendees:

Wayne Jurecki – Board President

Nabeel Sahar – Board Treasurer

Kerri Kilbourne – Board Secretary

Katie Nelson – Founders 3

Preston Andreskus – Founders 3 (accounting)

Budget Review:

- Overall review
- Reinvest in CDs
- Possible monthly financial review to be scheduled (last week of the month)

General Updates:

- Elevator repair – switch issue resolved by Otis
- Otis suspected a brief power surge

Kerri Kilbourne, City Green Board Secretary

City Green Condominium (CGC) Association Update – HOA update

June 12, 2026

Attendees:

Wayne Jurecki – Board President

Nabeel Sahar – Board Treasurer

Kerri Kilbourne – Board Secretary

Katie Nelson – Founders 3

Project Updates:

- Terrace leak update – 4 vendors (bids required by 06/29 – anticipate 3 bids)
- Dryer vent – Katie is scheduling and coordinating the lift with CGA
- Spot 31 water leak – Cassidy, property manager at CGA has been communicating all repairs as they are happening
- Sebert – gravel and grass seeding approved and needs to be addressed; new plants to be planted wk of 06/15

Kerri Kilbourne, City Green Board Secretary

City Green Condominium (CGC) Association Update – HOA update

April 13, 2026

Attendees:

Wayne Jurecki – Board President

Nabeel Sahar – Board Treasurer

Kerri Kilbourne – Board Secretary

Katie Nelson – Founders 3

Project Updates:

- **Risers (05 units)** – *Gathering estimates from 3-4 plumbers*
- **Fire room buzzing** – *Katie is following up with apartments*
- **Boiler repairs** - *Details to be published; annual “spring cleaning” to be planned*
- **Dryer vent cleaning** – *Obtaining quotes for 2026 cleaning; planning annual cleaning*
- **MPG** – *CGC attorneys are working with MPG’s new attorneys to respond to questions*
- **Reserve Study** – *Board reviewed and documented requested updates. Board will provide additional detail when estimates come in for projects (and before deadline)*
- **Balcony cleaning** – *Saturday May 2, Sunday May 3 – schedule specifics to be published*

Kerri Kilbourne, City Green Board Secretary

City Green Condominium (CGC) Association Update – HOA update

April 13, 2026

Attendees:

Wayne Jurecki – Board President

Nabeel Sahar – Board Treasurer

Kerri Kilbourne – Board Secretary

Katie Nelson – Founders 3

Project Updates:

- **Risers (05 units)** – *Gathering estimates from 3-4 plumbers*
- **Fire room buzzing** – *Katie is following up with apartments*
- **Boiler repairs** - *Details to be published; annual “spring cleaning” to be planned*
- **Dryer vent cleaning** – *Obtaining quotes for 2026 cleaning; planning annual cleaning*
- **MPG** – *CGC attorneys are working with MPG’s new attorneys to respond to questions*
- **Reserve Study** – *Board reviewed and documented requested updates. Board will provide additional detail when estimates come in for projects (and before deadline)*
- **Balcony cleaning** – *Saturday May 2, Sunday May 3 – schedule specifics to be published*

Kerri Kilbourne, City Green Board Secretary

City Green Condominium (CGC) Association Update – HOA update

January 14, 2026

Attendees:

Wayne Jurecki – Board President

Nabeel Sahar – Board Treasurer

Kerri Kilbourne – Board Secretary

Katie Nelson – Founders 3

Project Updates:

- ***Reserve Study*** – *awaiting report*
- ***Domestic Water Risers*** – *3 RFQs out and on-site visits complete*
- ***Terrace work*** – *awaiting quotes (coordinating through LEI)*
- ***MPG project*** – *closed*
- ***Landscaping*** – *April 1, start with Sebert*
- ***Window washing, garage power washing*** – *to be scheduled for May/June*

Kerri Kilbourne, City Green Board Secretary

City Green Condominium Association

Board of Directors Meeting

Date: February 9, 2026

Time: 6:00 PM

Place: Community Room/Teams

- I. Call to Order – 22 attendees (18 in person, 4 virtual)
6:02PM

II. Financial Review

A. Current Status of Reserve Fund

Callouts for 2025 Wrap-up:

- Net Operating Income for 2025 on target to budget (Budget: \$90,360; Actual: \$85,847)
 - NOI (total income – operating expenses)
- \$3,877.40 for cable income on the year (budgeted \$3,800 for 2026)
- \$4,223.83 for interest income on the year (budgeted \$4,500 for 2026)

Operating Expenses

- Just beginning to execute on the operating expenses for 2026

Reserve Outlook:

- Current Reserve: \$131,692 (only has Jan contribution included)
- Interest YTD: \$242.60
- 2026 Contribution: \$114,145 (\$9,512/mo), based on \$575/mo

Year	Beginning Balance	Annual Contribution	Reserve Fund Expenditure	Year-End Balance
2023	\$227,951.00	\$81,600.00	\$191,689.97	\$81,875.75
2024	\$73,807.46	\$89,376.00	\$58,275.08	\$120,877.95
2025	\$128,657.83	\$90,360.00	\$112,576.05	\$128,509.23
2026	\$131,449.31	\$114,145.00	TBD	TBD

Reserve Expenses:

Reserve Study: \$3,850 (50% paid - \$1,925)

Boiler Tear Down: \$3,115 (Brennon for this and then Dillette will do the maintenance going forward)

Garage Unit Heater: \$2,821 – done
Water Risers: in-progress (current proposal ~ \$25,000)
Terrace Leaks Project: TBD

Paid so far: \$7,861 (includes reserve study, boiler tear down, garage unit heater)

Remaining Reserve: \$123,831 (pre-Feb Contribution)
\$133,343 (includes the \$7,861 above and Jan and Feb Contribution)

Reserve Contribution: \$95,121 (March through Dec)
Reserve by EOY: \$228,464 (not including future interest income or other reserve expenses)

CD Options:

Rates are at 3.75 to 3.80

III. External Entrance Committee Report

- A. Landscape vendor change & additional lighting around the building
 - i. Landscape vendor change begins in spring (after snow removal)

IV. Website Committee Report

- A. Recommendation from the committee to limit Facebook use for only parking requests (no “social” interactions)
- B. Board reviewed the recommendation and discussed the options including beyond the initial recommendation – see “New Business” (VI C)

V. Old Business

- A. Reserve Study - currently in process
 - i. Need for updated Reserve Study
 - ii. Walk-through complete for new study on Jan. 22
 - iii. More information to come at next meeting
 - iv. Roof was inspected by a roofing company and we have 10 years life on roof with proper maintenance
- B. Boiler tear down and cleaning
 - i. One full day required for work with hot water shut off, thus waiting until spring due to weather
- C. Garage Unit Heater - new inducer motor installed on 2/5/26.
- D. Domestic water risers (vertical pipes in the building)
 - i. Follow-up investigation has been completed and recommendations for bracket installation below the water meters (damage prevention)
 - ii. Proposal to replace the piping in the boiler room, add supports to garage pipes, and add the water meter brackets (\$25,000)
 - 1. Obtaining a second opinion with the revised scope
 - iii. We are not pursuing opening up in-unit walls proactively
 - iv. Suggestion to have contractors look at pipes if any other in-unit work is being done that requires visibility to plumbing pipes

Order: 5ZGY1ZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

E. MPG UPDATE

- i. No additional update; attorneys have been paused (no further charges)
- ii. We have sent a check for settlement, it was acknowledged, but has not been cleared as yet
- iii. If not cashed, our bank will advise at what point the check is no longer valid (\$15K)

F. Terrace Leaks UPDATE

- i. LEI has completed phase I (testing)
- ii. Proposal for phase II has been received (\$7,500)
 - 1. General contractors will bid on this work (March timeframe)
- iii. Proposal for phase III is required for project oversight

VI. New Business

- A. City Green Apartments - request from manager for condo side to help with dog poop bags and flowers on terrace. She also asked that maintenance help with the garbage sometimes as well.
 - i. Board has recommended that we maintain the agreement that we set in place 3 years ago. (CGC empties trash in dog run. CGA provides waste bags and pays for flowers on the patio as they are in front of apartments).
- B. Roof Anchor Inspection proposal signed and will be completed end of February
 - i. This is routine maintenance (operating expense)
- C. Online consolidation efforts to include (i-iv):
 - i. Website (HOA Express)
 - ii. Facebook page
 - iii. Team Up (scheduling)
 - iv. Trello (internal project management)
 - v. Need for rapid movement to HOA Start due to HOA Express contract dates
 - vi. "White Glove" service for first year to limit need for City Green "heavy lifting"
 - vii. ~\$900 / year for 2 years of HOA Start; \$400 + start-up fees for HOA Express
 - viii. HOA Start also includes a mobile app

VII. Owner Concerns

- A. Broken Window Seals
 - i. Group Replacement prices
 - ii. Vendor recommendations
 - 1. 403 used BGS as a vendor for a replacement window
 - 2. 505 asked if other units require these repairs; desire for quantity pricing.

VIII. Adjournment – 6:54PM

City Green Condominium (CGC) Association Update – HOA update

January 14, 2026

Attendees:

Wayne Jurecki – Board President

Nabeel Sahar – Board Treasurer

Kerri Kilbourne – Board Secretary

Katie Nelson – Founders 3

2026 Meetings schedule:

Quarterly Meetings:

- Monday February 9, 2026 at 6PM (Community Room)
- Monday May 18, 2026 at 6PM (Community Room)
- Monday August 17, 2026 at 6PM (Community Room)

Annual Meeting:

- Monday November 9, 2026 at 6:30PM (Community Room)

Project Updates:

- **JM Brennan** – maintenance work approved
 - o ~\$3,150 – tear down & cleaning of boiler
 - o ~\$2,100 replace the combustion motor on one of the garage heaters
- **Exterior entrance** – all new lights have been installed
- **MPG project** – closed
- **Fireroom buzzing (generator)** – CG Apartments contacted, no update
- **404 window leaks** – complete

Kerri Kilbourne, City Green Board Secretary

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Annual City Green Condominiums Board Meeting November 6, 2025

Time: 6:05 pm

In person: 20 attendees

Online: 1

Place: Community Room and Zoom

- I. Call to Order and Confirmation of Quorum
 - Called to order at 6:05PM
- II. Introduction of New Members
 - Introductions conducted
- III. Approval of the 2024 Annual Meeting Minutes
 - Liz (604) motioned to approve, Peter (603) seconded, unanimous vote to approve
- IV. Presidents Report
 - Resolved the west elevator remanufacturing
 - Garage door issues successfully addressed
 - x05 stack water leaks (2 water leaks this calendar year)
 - o One company has looked at the plastic piping in the building and deemed them to be in poor condition. The Board and F3 will get other reports / proposals before taking action. (investigation is of garage / basement pipes as an indication of how the stack risers may look)
 - o Recent leaks were in hot water risers
 - o Suggestion to have condo residents who leave their homes for more than two weeks turn their water off – caution from vendor that valves are fragile as well, so it may not be a “best practice”
 - Information / recommendations will be sent to residents RE: valves
 - o Suggestion for all residents to consider water sensors in all key areas where water may leak / build up
 - x05 leaks would not have been identified by water sensors – but looking up would have shown indications of leaks
 - Fire alarm issue resolved – 32% responsible financially (24 hr surveillance and system upgrades – newer parts with better serviceability)
 - Hot water outage was due to a pump that needed replacement

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

- Window clip project is complete (on-site), but invoicing and payment remains outstanding – no response from MPG – it's a waiting game
- Butterfly security system installed
- Upgraded and new cameras installed
- Exterior entrance committee work continues to contribute to building pride

V. 2025 Financial Review (as of September 2025)

- Income YTD: \$227,974.77
 - o Income YTD Budget: \$225,938.25 (0.90% Variance)
 - o *Exceeded our interest income by 15% (total \$3,473.83 in interest income)*
- Operating Expenses YTD Actual: \$159,219.45
 - o Operating Expenses YTD Budget: 157,504.63 (1.09% Variance)
- Net Operating Income YTD Actual: \$68,755.32
 - o Net Operating Income YTD Budget: \$68,433.62 (0.47% Variance)
- Reserve Account Balance: \$126,315 (\$133,640 to date)
- Reserve Capital Expenses YTD: \$92,099.51
- Reserve Expenses in 2025:
 - o See President's report plus:
 - o Dumpster Dolly
 - o Repair of front entryway
 - o Bathroom Refresh
 - o Swing stage / Window leaking Repairs

VI. 2026 Budget

- Income (utility income, HOA dues, Cable income, Interest income, move-in income, etc.):
 - o 2025 Budgeted: \$301,251
 - o 2026 Budgeted: \$339,570
 - *Budget Variance: \$38,319 increase (12.72% increase)*
 - Increase in dues from \$525/mo to \$575/mo (9.52%)
 - Reasons for increase in dues:
 - Grow reserve for future capital expenditures per reserve study end-of-life estimates
 - Account/Buffer for unplanned capital expenses (Nature of the age of our building)
 - Inflationary factors
 - Large, planned expense for terrace water leaking repair

- Note: roof inspection came back with a much longer life expectancy than the reserve study indicated (360K estimate)
 - 10-12 years as opposed to replacing in 2029
 - CGC will extend life even more with maintenance plan
- Operating Expenses:
 - 2025 Budgeted: \$210,891
 - 2026 Budgeted: \$221,530
 - *Budget Variance: \$10,639 increase (5% increase)*
 - Increase due to Utilities mostly (Electricity, Water/Sewer, and Gas)
 - Offset a bit by a vendor switch in Landscaping/Snow Removal
 - ~\$4,000 savings moving to Sebert in April, 2026
 - Kudos to the outdoor aesthetic committee for all the heavy lifting
- Net Operating Income (Income minus Expenses):
 - 2025 Budgeted Net Operating Income: \$90,360
 - 2026 Budgeted: \$118,040
 - *Budget Variance: \$27,680 increase (30% increase)*
- Reserve:
 - 2025 Contribution: \$90,360.00
 - 2026 Starting Balance (Projection): ~ \$125,000
 - 2025 Starting Balance Per Reserve Study: \$296,000 (ramping up for the roof replacement – not needed in 2029)
 - 2026 Contribution: \$114,145
 - *\$23,785 increase (26% increase)*
 - Reserve Study Recommendation: \$107,200
 - Planned Reserve Expenses for 2026:
 - Terrace / Garage Leak
 - Updated Reserve Study: \$3,895
 - Last done in 2023
 - Built in buffer \$30-40K in unplanned reserve expenses based on historical spending

VII. Election of Board of Directors

- Wayne (president) and Kerri (secretary) up for reelection, no additional nominations
- Wayne asked three times for additional nominations, none made

- Bob (305) made first motion to close nominations and Janet (301) seconded motion
- Bob (305) motioned to vote on board member reelections and Peter (603) seconded the motion; votes unanimously passed

VIII. Owner Matters

- Bob (305) acknowledged the board favorably
- Dannette (505) proposed expansion of the board to five members to build “tribal / institutional knowledge”
 - o Board members are expected to be active participants and will respond to emergencies as necessary
 - o Board to review job descriptions, send to residents, and survey the community RE: next steps / approach.

IX. Adjournment –

- Bob (305) motioned to adjourn. Rita (805) seconded the motion.
- Adjournment 7:42PM.

Annual Board of Directors Meeting

Wayne Jurecki - president

Nabeel Sahar - treasurer

Kerri Kilbourne - secretary

7:44PM call to order

Nabeel Sahar motioned to maintain roles. Kerri seconded the motion. No objections.

Kerri motioned to adjourn the meeting. Nabeel seconded the motion.

Adjourn 7:47PM

City Green Condominium (CGC) Association Update – HOA update

October 6, 2025

Attendees:

- Wayne Jurecki – Board President
 - Nabeel Sahar – Board Treasurer
 - Kerri Kilbourne – Board Secretary
 - Katie Nelson – Founders 3
-
- Katie will send out an email to poll community members to see if anyone is interested in a one-time (annually) committee review of the draft budget for accuracy and input. Feedback of interest is requested by 10.08.25.
 - o Some key topics were:
 - Increasing the HOA from \$550 to \$575 to help with special projects and reserves
 - Switching to Sebert Landscaping service
 - Spectrum promotional deal
 - Butterfly System – updated fees requested and allocation for repairs / updates
 - Snow removal contract deal
 - o 404 window leaks

City Green Condominium (CGC) Association Update – HOA update

September 17, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Katie Nelson – Founders 3

Key Project Updates:

- Fire detection updates are being communicated through the website and Butterfly.
- Preliminary work expected to begin next week – and entry into some/all units will be required and will be communicated with 24-hour notice to home-owners.
- Current condo-building insurance umbrella policy ends Oct 1, 2025. New condo-building insurance documents have been posted to the CGC website.
- Smart Locks
 - o No further update.
- Exterior Entrance Committee (EEC):
 - o Uplight fixture at front of building has been replaced.
 - o Request for quote to scrub sides of garage doors – power-washing was not considered sufficient.
- MPG work –
 - o No update.
- Water leak above the garage – LEI Engineering is going to submit a proposal for additional engineer work needed and start soliciting proposals.
- 1003 work will commence soon
- Buzzing alarm from generator will continue as indication of diesel fuel level
- Window leak (403) – moving forward
- Façade inspection due in 2027
- Preliminary budget work being started (Sept 26th target)

Kerri Kilbourne, CGC board Secretary

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

CITY GREEN CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

Date: August 18, 2025

Time: 6:00PM

Place: Community Room

1. Call to Order: 6:04PM
2. Financial Review:
 - Q2 today - \$130K reserves; Should end year with \$144K in reserves
 - Board will attempt to aggressively get back into CDs – 4.4% interest
 - MPG – details to be shared later in the meeting
 - Water leak situation - details to be shared later in the meeting
 - 904 / 1003 water leaks resolved – X03 stack on the right hand of the main balcony
 - Dumpster mover – We will spend \$6,200 for a dumpster mover, specifically for the compact trash dumpster. This is a safety mitigation decision.
 - Exterior lighting – Board asked Exterior Entrance Committee (EEC) to review and approve or provide recommendations. EEC requested ability to review any lighting that is new and different that is under consideration.

Motion to approve financials – 6:17PM, seconded, Kerri – 6:18PM approved 6:19PM.

3. Exterior Entrance Committee Report:
 - A survey will be provided shortly RE: the patio out front
 - Exterior lighting (Wall sconce repair, enhanced illumination above entry, enhanced illumination in sconce either side of the garage
 - o Recommendation to proceed with all; committee would like approval if wall sconce changes
 - o Additional lighting is being considered / reviewed with Dustin (F3)
4. Website:
 - Little to report:
 - o Posts to forum immediately shared
 - o News shared every Monday
 - o Conversations between two individuals should be taken offline.
 - o Community Forum should be used for news that has been used on FB

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

- Survey to come shortly for input
- 5. Old Business:
 - MPG:
 - \$45K outstanding payment – to no end (restrictive check sent)
 - Window Leak & façade:
 - Water testing, 1003, 904 – passed
 - Parking garage leaks:
 - 203/204 unit leaks that bled into the parking garage
 - Costly project (\$100-200K assumed)
 - Need to understand whether the condo association owns this (Common Space – Courtyard), or apts have responsibility. (legal to consult)
 - Leaking in our garage is typical of a building of our age
 - Summer will be when the terrace is rehabbed
 - Is it square pavers or a like for like? Need to determine that.

6. New Business:

- Dumpster dolly - safety issue for maintenance to move
-
- #### 7. Owner concerns:
- New cameras – audio – audio turned off for interior cameras, but left on for exterior cameras
 - Cameras are archived for ~45 days – F3, board members have access to check video when necessary; it's secure - behind a firewall, and subpoenaed
 - Lintel rusting: steel above the windows (steel beam above the window) – Holton Bros says it's normal and will be addressed during next façade inspection.
 - Storage rooms – please keep items in storage lockers
 - Spiders – OSHA reasons require that we can't do this

8. Adjourn: 7:16PM

City Green Condominium (CGC) Association Update – HOA update

July 22, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Katie Nelson – Founders 3

Key Project Updates:

- Smart Locks
 - o No further update.
- Exterior Entrance Committee (EEC):
 - o Cleaning and polishing quotes out
 - o Landscaping proposals requested
 - o Proposal for new entry lighting under consideration
- MPG work –
 - o Check sent to (\$15, 000) MPG to complete project.
- Window leak (403) – moving forward
- Façade inspection due in 2027
- CGC Summer Social in the Courtyard - Tuesday 08/05/25.
- Dumpster dolly - \$5,565.00 to move the compactor – Katie looking into used option; but will pursue regardless.

Kerri Kilbourne, CGC board Secretary

City Green Condominium (CGC) Association Update – HOA update

June 2, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Katie Nelson – Founders 3

Key Project Updates:

- Smart Locks
 - o No further update.
- Exterior Entrance Committee (EEC):
 - o Request budget information for 2026
 - o Lighting proposal uploaded to CGC Trello page
- Window repair – 403 to be scheduled with swing stage schedule
- Rust removal – board will check all units to provide a holistic approach for economic game
- Interior window cleaning – the company does not feel like a great fit for the building. Poor quality and MAGA political talk overwhelmed some residents. However, grouping such projects is certainly encouraged (e.g. fireplace cleaning, window cleaning, etc)
- MPG work –
 - o No further update.
- Garage cleaning - July 16, 2025.
- CGC Summer Social in the Courtyard - Tuesday 08/05/25.
- Lobby restroom – New lights bulbs and baskets to be installed
- Cameras – board and F3 have access and are continuing to research functionality
- Vendor to be confirmed for exterior repair work (unit 1004)

Kerri Kilbourne, CGC board Secretary

City Green Condominium (CGC) Association Update – HOA update

May 12, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3
- Katie Nelson – Founders 3

Key Project Updates:

- Smart Locks
 - o No further update.
- Exterior Entrance Committee (EEC):
 - o \$5,000 budget set for 2025
 - o Email sent from F3 to EEC RE: polishing quote for door handles, hinges, and frames.
 - o Door handles (pitting) will be polished first and then the need to replace will be revisited if necessary.
 - o Door frames to be cleaned; not replaced. Polishing is the second step.
 - o EEC requests to be present when vendors are on-site to gain a better understanding of the scope of work to be done.
 - o 2026 budget proposal requested by August 1, 2025
 - o Exterior lighting proposal to be delivered by Tec, Inc. (2 week delay, with apology) w/o 05/12/25.
- Window leaks
 - o Working with vendor to schedule work.
- MPG work –
 - o No further update.
- Cameras – Board has approved a total of seven new cameras - \$36/camera/year (\$252/year)
- Balcony cleaning has been scheduled – May 17-18
- Window cleaning has been scheduled – May 21
- Garage cleaning has been scheduled - July 16, 2025.
- CGC Summer Social in the Courtyard has been proposed for Tuesday 08/05/25.
- Lobby restroom – wall art received and to be installed, light bulbs to be ordered and installed, baskets to be ordered (TP)

- Generator – Katie to follow up with Amy at CG Apartments
- Agenda for Quarterly Association Meeting to be sent out to community.

Kerri Kilbourne, CGC board Secretary

City Green Condominium (CGC) Association Update – HOA update

April 21, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3
- Katie Nelson – Founders 3

Key Project Updates:

- Smart Locks
 - o No update
- Exterior Entrance Committee:
 - o Design recommendation being finalized. End of April delivery.
- Window leaks
 - o 1003 and 904 work will be completed shortly.
 - o \$10,320. \$6,400 For Langer work.
- MPG work –
 - o Negotiations in progress based on third party evaluation and legal recommendations.
- Repair of paint on the exterior - \$3,180 estimate.
- Lobby paint complete.
- Quote for cleaning and polishing exterior doors
 - o Awaiting quote – company has a long lead time at this point
- Replace current cameras –Total of seven cameras - \$36/camera/year (\$252/year)
- Window Cleaning – twice annually
- Stationary bike – have F3 oil it and test it.
- Lobby restroom – wall art done; table to be ordered
- Generator – 32% funded by CGC – life safety issue.

Kerri Kilbourne, CGC board Secretary

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

City Green Condominium (CGC) Association Update – HOA update

March 2025, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3
- Katie Nelson – Founders 3

Property Manager Update

- Christy will be transitioning to a larger role; Katie will be managing CGC day to day operations with Christy's support.

Key Project Updates:

- **Smart Locks**
 - o No update
- **Exterior Entrance Committee:**
 - o Kilbourne (Terry) to provide recommendations and renderings by end of April.
- **Window leaks**
 - o Vendors will work on quote this week.
 - o 1003 and 904 work will be combined.
- **MPG work –**
 - o Legal firm notified MPG that we are represented
- **Repair of paint on the exterior** complete
- **Lobby paint** complete
- **Bathroom refresh**
 - o Art samples – TBD - soon
 - o Table – TBD - soon
 - o Shelves – TBD - soon
- **Quote for cleaning and painting exterior doors**
 - o Awaiting quote – company has a long lead time at this point
- **Generator from CG Apartment repair** – under way; Amy obtaining quotes

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

- **Parking sign**
 - o Larger sign to be hung w/o 03/24/25
- **Replace current cameras** - quotes out to both Amy (CG Apartments) and Matt at ESS (Butterfly)

Kerri Kilbourne, CGC board Secretary

City Green Condominium (CGC) Association Update – HOA update

February 3, 2025

Attendees:

- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3

All quarterly board meetings and the annual meeting have been tentatively scheduled.

Key Project Updates:

- **Smart Locks for units:**
 - Nothing new to report.
- **Exterior Entrance Committee:**
 - Next report anticipated second week of February.
- **Window leak in 1003**
 - Christy will update home owner via email.
- **Elevator**
 - Project start anticipated last week of February
 - Six weeks to complete.
- **Cleaning and polishing exterior doors**
 - New quote to come shortly
- **Roof inspection**
 - Scheduled for February 14th
- **Parking sign**
 - Quote received
 - Mock-up to be sent next
 - F3 will mount
- **Bathroom Refresh**
 - Toilet seats replaced
 - Fans were replaced
 - Paint and artwork are next
- **“back hallway”**
 - Light and fan were repaired

Kerri Kilbourne, CGC board Secretary

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

City Green Condominium (CGC) Association Update – HOA update

January 21, 2025

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3

***All quarterly board meetings and the annual meeting have been tentatively scheduled. Christy will send an email and update the calendar with the dates for the meetings.**

Key Project Updates:

- **Smart Locks for units:**
 - o Nabeel has researched in depth, but the options are limited
 - One option removes key lock all together – issue for maintenance and fire
 - One option requires new holes to be drilled as existing lock has different physical configuration.
 - Neither are great options, but Nabeel will continue his research.
- **Exterior Entrance Committee:**
 - o Ideal Landscaping contact has been provided by Christy
 - o Quote for cleaning & polishing exterior doors is with Christy
 - o Burnt out light bulb has been replaced
 - o Exterior painting will wait until spring for quote
 - o Yet to do:
 - Water leak out front
 - Dog waste receptacle and signage
 - New planters
 - Tec Inc for lighting proposal (they've been contacted & have ideas, but no formal proposal yet)
- **Terrace level (spot 5) water leak**
 - o LEI (water whisperer) and Holton Brothers (masonry) to quote the job for spring work
- **Window leak in 1003**
 - o On hold for the moment
- **505 water leak**
 - o Completed

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

- **Lobby Restrooms**
 - Paint quotes are in
 - The fans in the back hallway are being replaced so we are going to have them quote replacing both bathroom ceiling fans
 - Toilet seats have been replaced
- **MPG project**
 - Finalizing completion
- **Elevator (west)**
 - Awaiting a service date
- **Stairwell cleaning**
 - Redone to our satisfaction
- **Roof anchor inspection** is due 2025
- **Garage door signage**
 - Board is investigating options for a new sign for “right of way” instructions
 - Entering vehicles have the right of way
- **Garbage** will not be collected on January 21 due to the MLK holiday

Kerri Kilbourne, CGC board Secretary

No meeting was held during this period: Dec 2024.

No meeting was held during this period: Nov 2024.

City Green Condominium (CGC) Association Update – HOA update

October 2, 2024

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3

Key Project Updates:

Dryer Vent Cleaning:

- Complete.

Smart Locks for Units:

- Nabeel will follow up with the vendor.

Exterior Entrance Committee:

- Committee report updated as of 08/19.
- Next meeting 10/15/24.

Round tables for the Community Room:

- Complete.

Gym schedule:

- Kerri to follow up.

Maintenance Split on dual units:

- To be addressed in 2025.

Garbage Bins out on street:

- GLF will be on site Oct 13 to start new schedule.

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Stairwell Cleaning:

- Shur Clean to schedule a date within 2-3 weeks.

Refresh of the lobby restrooms:

- Nabeel sent an email about the next steps.

Budget committee:

- Anyone who would like to participate is welcome.

Kerri Kilbourne, CGC Board Secretary

City Green Condominium (CGC) Association Update – HOA update

September 16, 2024

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3

Key Project Updates:

Dryer Vent Cleaning:

- Complete.

Smart Locks for Units:

- Nabeel will follow up with the vendor.

Exterior Entrance Committee:

- Committee report updated as of 08/19.
- Next meeting 10/15/24.

Round tables for the Community Room:

- Pam Brown (204) to order 1 48” round table to start (possibly another if there is a need).

Maintenance Split on dual units:

- To be addressed in 2025.

Milwaukee Plate Glass (MPG):

- Work complete.

Garbage Bins out on street:

- Lack of WM employees to keep the routine

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

- Reaching out to vendors for other options including possible access to the garage to facilitate better movement of the bins.

Stairwell Cleaning:

- Shur Clean to schedule a date within 2-3 weeks.

Refresh of the lobby restrooms:

- Nabeel to initiate conversation about paint color choice.

Kerri Kilbourne, CGC Board Secretary

City Green Condominium (CGC) Association Update – HOA update

August 30, 2024

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3

Key Project Updates:

Dryer Vent Cleaning:

- Post-service safety check to be conducted Sept 10.

Smart Locks for Units:

- Progress is being made with investigation. Nabeel is the lead.

Reflectors for Bird Deterrence:

- Spinners have been re-installed.

Dog run:

- Complete.

Exterior Entrance Committee:

- Julie, Kate and Rita.
- Notes are on the website for review.

Access to Community Documents:

- Owners have full access to documents
- Renters have access to governing documents and anything related to building goings-on except for financials.

Reinvestment of assets:

- Board approved Treasurer's recommendation.

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Round tables for the Community Room:

- Pam Brown (204) to order 2 48" round tables.

Milwaukee Plate Glass (MPG):

- Remaining work to be completed Sept 10.

Garbage Bins out on street:

- Founders 3 is aware of this issue.

Stairwell Cleaning:

- Two bids returned. Shur Clean to be scheduled.

Refresh of the lobby restrooms:

- Mimi (503), Nabeel (803), and Kerri (503) will move forward with a paint and light aesthetic refresh.

Kerri Kilbourne, CGC Board Secretary

City Green Condominium (CGC) Association Update – HOA update

July 1, 2024

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Christy True – Founders 3

Key Project Updates:

Dryer Vent Cleaning:

- Dryer Vent Wizards will provide a date.
- Christy will check with another vendor (Air Quality, LLC)

Smart Locks for Units:

- Nabeel is investigating with Acme Lock Company.

Reflectors for Bird Deterrence:

- F3 Maintenance is looking for a stronger adhesive and a dry spell in the weather.

Dog run:

- “Guidelines” sign for dog run gate to be ordered by City Green Apartments.

Terrace Level Upgrades:

- Paid in full. Complete.

HOA Website:

- Closed.
- All residents are registered on the site.

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Planter in front of the building / landscaping:

- Committee to be assembled to make recommendations. Please check the website "News You Can Use" and contact Christy if you are interested in joining the committee.

Milwaukee Plate Glass (MPG):

- Residents should contact the board / Christy if they believe that balcony still requires window sealing / gaskets.
- Residents should contact the board / Christy if any water is entering the unit.

Mezzanine Storage Room M Lock:

- Ace is providing keying information. Christy is physically visiting them 07/02/24.

Stairwell Cleaning:

- Martinez has provided a quote.

Treatment for ants:

- Terrace level to be sprayed, timing TBD.

Kerri Kilbourne, CGC Board Secretary

Date: June 26, 2024

Time: 6:00 PM

Place: Community Room/Teams

Attendance: 15 in person and 3 online + Christy, Wayne, Nabeel and Kerri

I. Call to Order

Start: 6:03PM

- A. Introductions: Around the room introductions were conducted.
- B. New resident: June Osada and Brian Ketterer (205) introduced themselves as new residents.
- C. CGC Social: Thank you to all who were able to attend and provided great food and conversations.

II. Financial Review – January/February

- A. Financial information reviewed in the meeting (Expenses, Current Outlook, and Reserves) will be filed in the City Green website “Financials” folder.
 - Target for reserves is \$200k. We are working to rebuild to that goal.

*Nabeel motioned to approve financials through May 2024.

- Wayne seconded.
- Kerri had no objection.
- Motion approved.

III. Old Business

A. Condo Website – completed.

- Anyone not signed up on their own has been signed up by the administrator.
- If you post on Facebook, please also post to the website.
- If you wish to get immediate notifications, you need to set notifications in “member settings” to get email notifications. Otherwise, you’ll only get it in the weekly email.

B. Milwaukee Plate Glass/Scaffolding

- We have received a “final” folder of documents from Milwaukee Plate Glass (MPG) including photographs of before and after as well as an

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

inventory of what work has been considered complete. We (the board) need to examine these files in detail for accuracy.

- We have paid ½ of the contract for MPG and are gathering information to determine what portion of the remaining work we are accountable to pay. It's a current open item within the board and F3.
- We have paid Contractors Access (scaffolding company) because they did their work as contracted.

C. Rules and Regulations

- These have been completed.
- They are available digitally on the website.

D. Dog Run

- The dog run to the south of the building has been newly turfed and has a hose affixed to the apartment building wall to clean up after messes and keep it "fresh".
- A sign to post "guidelines" has been ordered by City Green Apartments.

E. Reinvesting CD's

- We are planning for unexpected expenses by having liquid assets as mentioned in the financial overview. (short-term investments)

F. Seagull Remediation

- We ordered six flashy spinners to deter seagulls.
- Two (west-facing) units fell off during a big windstorm, but we will have them re-adhered with stronger adhesive.
- City Green Apartments chose not to spend money (not budgeted) on seagull remediation and therefore have nesting which causes issues for us as well.

G. Window Washing, Balcony Self- Cleaning and Garage Cleaning

- All completed.

IV. New Business

A. Dryer vent cleaning

- It's a fire safety hazard for the entire building so we pay for it to be done for each unit in the building.

- Vent cleaning is done from inside each unit and the dryer needs to be pulled out in order for the vents to be blown out.
 - Discussion about exterior vent covers. Board to follow-up.

B. Terrace Area Upgrades

- City Green Apartments asked for assistance in paying for the furniture upgrades which will be paid (~\$766).
- We can utilize the shared area with “reserving” space. First come, first serve.

C. Stairwell Cleaning Quotes

- Interior stairwells are dusty and in need of cleaning and we have request for quotes out.
- One quote has been received from Shur Clean (\$1,253)

D. Resolution for Capital Contribution

- All new owners have paid two months current association dues for capital contribution in to reserves, but the documentation needs to be updated to reflect this. Document was read to attendees.

*Motion to approve this document by Nabeel (803).

- Kerri (303) seconded the motion.
- Motion approved.

V. Owner Concerns

A. Broken planter in front

- Planter was broken during the winter. Responsible party has paid for the damaged planter.
- Request to replace this planter (to bring us back to 3 planters) has been submitted.
 - Discussion about the plan and exterior “curbside appeal”. A committee will propose options, including a monetary gift from Ron Jacquart to purchase new planters.

B. Sprinkler system

- A sprinkler head at the south end of the front walkway is a trip hazard and will be addressed by the landscaping company.

- Discussion about pooling of water at northwest end of front patio. Landscapers will be requested to make appropriate repairs. It's been a long-standing issue.
- C. Year around mats in elevators
 - Request to have mats year-round in the lobby and elevators.
 - Cost is \$1,500 because of cleaning to keep them fresh.
 - Board will discuss this and advise for 2025 budget.
- D. Trash and recycling removal – Janet (301) asked about the schedule and ensuring they are not left out on the street for too long.
 - Waste Management (WM) has not been reliable in keeping with their schedule. City Green is not the only building nearby with this issue.
 - F3 is seeking credits from WM for City Green due to their missing their targets.
 - Garbage is to be picked up on Tuesday and Friday mornings.
 - F3 maintenance manages their schedule according to WM's schedule.
 - F3 (Christy) is looking at termination of Waste Management, but GFL (second downtown vendor) does not have a great reputation either. Christy is meeting with LRC (a new company) on 06/27/24.
 - Discussion about recouping money from WM, weekend hours, residents' assistance in bringing in containers and position of containers on the street were had.
 - Residents are free to bring in containers, but at their own risk and at the risk of encouraging F3 not to come by to do that work.
- E. Removal of dead wood on tree out front – Janet (301) asked if we can have the city to act on this request?
 - The trees are city's responsibility, so using the city site to report these is the best way to address these. Residents are encouraged to do so.
- F. Rita (805) asked about the front bushes (hedges) being trimmed.
 - Christy advised that she will ask the landscapers, but believes that timing is likely July. She will report back with a follow-up.
- G. Peter (603) encouraged everyone in the building to install leak detection units in their condos.
 - A building-wide system had been investigated years ago, but no action had been taken.
 - Alan (403) ordered 5 units on Amazon and will post the information to the website for others to leverage.
- H. Rita (805) asked about the mezzanine storage unit lock.

- Christy advised that Ace Hardware has some information for the master codes, but is not confident that it's totally correct. They are searching for the proper paperwork to get the exact code which City Green Condominiums will eventually own.
- I. Alan (403) asked about digital locks for the unit doors.
 - Wayne admitted that he and Nabeel have not thoroughly investigated the options with Schlage to understand the options available to us due to the interlocking system on our existing doors and the need for master key access.
 - Some owners have installed an additional dead bolt lock on their doors. Everyone has the right to do so, but it does present a potential challenge if there is an emergency and unit access is necessary.

VI. Adjournment

- Nabeel moved to adjourn the meeting.
- Alan (403) seconded the motion.
- Meeting adjourned at 7:13PM.

City Green Condominium (CGC) Association Update – HOA update

May 31, 2024 & June 5, 2024

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Patty Lux – Founders 3
- Christy True – Founders 3

Next Open Board Meeting will be held on Wednesday June 26 at 6PM in the Community Room.

City Green Social is June 18th at 5:30PM in the courtyard (Community Room is weather Plan B location)

Key Project Updates:

Dryer Vent Cleaning:

- Dryer Vent Wizards is finishing up a large project and then will come to CGC.

Smart Locks for Units:

- Investigation to reconvene in June.

Reinvest CDs:

- No change since last meeting.

HOA Website:

- Please sign up if you haven't already done so. Kate Freed can help if you are having any trouble.

Dog Run Update:

- Closed. Continuous improvements will be made.

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Reflectors for Bird Deterrence:

- Reflectors have been installed. Maintenance will resecure as necessary.

Exterior Window Washing:

- Target date: June 11 or 12.

Common Area carpet and Tile-Washing:

- Project has been completed.

Sprinklers (out front):

- Closed. Sprinkler timer has been adjusted.

Roof Leak:

- Resolved. Closed.

Moving Fee (elevator pads):

- Fee will increase to \$100 for each move to match the true cost for maintenance to do the work. This will be effective for all future moves (after 205).

Terrace Level Upgrades:

- CGC is working with the apartments to make aesthetic and functional upgrades to the courtyard / terrace. Costs are shared 68/32% each.

Milwaukee Plate Glass (MPG):

- We are still awaiting for final report from MPG. Christy is following up.

Rules & Regulations and Welcome Booklet:

- Complete and on website under "Document Repository / Condo Notes".

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Mezzanine Storage Room M Lock:

- Whitlow will come back to rekey the pins in the cylinder to ensure it matches master file. Christy is following up.

Hallway Air-Conditioner Outside of 1002:

- Maintenance has been contacted to examine and repair.

Kerri Kilbourne, CGC Board Secretary

City Green Condominium (CGC) Association Update

April 26, 2024

Attendees:

- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Patty Lux – Founders 3

Key Project Updates:

Dryer Vent cleaning:

- Patty is awaiting a response for scheduling.

Reinvest CDs:

- Nabeel is conducting analysis and will report next week.

HOA website:

- Meeting to review Roles & Responsibilities on May 1.
- Additional update forthcoming.

Smart lock on units:

- Nabeel and Wayne to contact Schlage with unit door model number to determine if any viable options.

Dog Run update:

- Finishing touches are being planned. (hose wind, new waste receptacle, etc)
- Consideration of signage with simple guidelines for use. Meeting to be scheduled with Amy at CG Apartments to discuss.
- Apartment maintenance to rinse it down 3x weekly.

Rug in garage leading to elevator lobby:

- New rug has been installed. Garage floor to be painted – timing TBD.

Reflectors for bird deterrence:

- Six parts have arrived and will be installed shortly (likely week of April 29).

Order: 5ZGYTZWS9
Address: 1111 N Marshall St, Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Window washing:

- Week of May 15th is the target (weather permitting) for window washing.

Garage Power Washing:

- May 1st scheduled. All vehicles must be out of the garage by 8AM until a notice has been issued that vehicles may be parked again (end of day).

Common Area carpet and tile-washing:

- Will schedule for after garage power washing is complete. June target.

Balcony Cleaning:

- Schedule has been sent for May 4-5th.

Urine-resistant sod for front lawn:

- We re-seed the grass in areas that need it.

Milwaukee Plate Glass (MPG):

- Balconies to be addressed (unit access is required). Timing to be communicated.
- Exterior work (2 units) via boom truck to be completed after that.

Rules & Regulations:

- Completed and ready to print.

Move-in Procedure:

- Plan is to utilize new website to communicate dates /names of move-ins.
- Patty to update the calendar with information.
- Website committee to develop a list of volunteers to help with door coverage.

Interior vestibule door stopper:

- New part to be ordered and installed (missing rubber piece).

Kerri Kilbourne, CGC Board Secretary

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Date: March 18, 2024

Time: 6:00 PM

Place: Community Room/Teams

Attendance: 13 in person and 4 online + Wayne, Nabeel and Kerri

I. Call to Order

Start: 6:03PM

Introductions:

New resident: Mimi – 503 + all present were introduced

II. Financial Review – January/February

2023 Recap:

- Last year was one of the largest expenditure years we have had on record, if not the largest
- CO/NO Detectors
- Unexpected Water Leaks
- Terrace and Unit Water Leak repairs
- New Elliptical
- Window Clip Project
- Swing Stage rentals (associated with above)
- New Metal Doors (garage)
- New Butterfly Security System
- Updated Reserve Study
- Façade Inspection
- Over \$200,000 of mostly planned expenses

2024 Upcoming Reserve Expenses:

- Wrapping up MPG (\$65,000 outstanding and other \$65,000 paid for already)
- Pay for remaining Swing Stage costs (associated with above)
- 3 more moves (\$1,800 per move for a total of \$5,400)
- \$1,582.50 monthly costs (\$4,747.50 total)
- These we will work to recoup from MPG
- Dog Run (\$5,765 of total \$15,000 – split with City Green Apartments)
- Total planned budget expenses: \$70,765

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

Current Financial Outlook:

- Current Reserve Balance \$121,686.72
 - \$21,120 dues monthly (\$253,440 annually)
 - \$901 quarterly Spectrum Credits (\$3,604 annually)
 - \$592 monthly conservatively in Reserve Interest (\$7,104 annually)
 - Will be looking to reinvest in CD Program this month
 - All rates are paying above 5% currently
-
- Mike (405) – questioned the investment for the dog run – tabled until “new business”
 - Mimi (503) – questioned the role of the board vs property manager vs condo-owners
 - Board is elected by condo-owners to govern the management and operations of the association (see CGC Bylaws)
 - Board recommends priorities to property managers (Founders 3)
 - Board members are up for election every 2 years
 - Wayne (president) and Kerri (secretary) up for re-election in 2025
 - Nabeel (treasurer) up for re-election in 2024
 - Property managers ensure the work gets done
 - E.g. maintenance, accounting, waste management, etc.
 - Mimi requested communication and transparency from the board and property management
 - Example provided: vehicle break-in and request for additional security measures (camera) that was not addressed to Mimi (via email)
 - Wayne addressed recent property management changes, Kerri noted that association update meeting notes are posted after each interim board meeting (association update notes)
 - Mimi brought up the window issues (causing cold in the units, water entry, etc)
 - Wayne confirmed that the unit owner is responsible for drying out the condensation to prevent mold.
 - Wayne also suggested that replacing a wooden window sill with a stone one will help, and that other unit owners have replaced them.
 - Please note that window dressings aggravate the issue.

Order: 52GY12WS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

- Isabel (702/703) spoke with Anthony (engineer) at either Milwaukee Plate Glass (MPG) or Brandt Engineering (it was unclear from the discussion), and heard that there are many other issues (within the façade, etc) causing concern that the board and Founders 3 are not communicating this information to the homeowners.
 - Wayne communicated that neither Founders 3 (Patty) or the board have received a formal response regarding these issues as the project has not been completed yet.
 - Once the MPG project is completed, a full report will be delivered to outline work completed as well as other work identified to be done.
 - The Brandt Report was developed to identify the issues that are being addressed. The verbiage states that other issues may be identified in the process of doing the contracted work. All proposed work and associated priority assignments will be considered as we assign projects.
 - This report will be shared with the homeowners.
- Janet (301) questioned the cost of the swing stage and will the CGC HOA incur that cost?
 - Covered in Financial update “2024 Upcoming Reserve Expenses”
- Motion to approve Financials through February 2024 (Nabeel initiated the motion, Wayne seconded the motion)
 - Financials approved by the association and will be distributed (through February 2024)

III. Old Business

A. Building Intercom System/Security/Automatic Door

- General consensus is that the system is working very well and residents are pleased with this upgrade.
- Wayne reported that there are a few “inactive” accounts; if anyone knows someone having trouble with the app, please let us know and we will help
- Different codes are available to use for different situations (e.g. family, cleaning services, pet-sitters, delivery persons, etc)
- Janet (301) questioned if the front exterior and vestibule doors could be automatically opened (handicap accessible)
 - Community will be surveyed for interest
 - Cost is anticipated to be slightly upwards of \$5,500 for both doors to be addressed

- Janet asked about automatic opening of unit doors
 - Wayne and Nabeel are working to get answers from Schlage

B. Future Condo Website

- User testing is complete and feedback has been reviewed
- Facebook group is intended to remain open, but document repository will be moved from Facebook to the new website (HOA Express)
- Facebook will be used for social aspects and parking requests
- Cost for HOA Express is half of what was budgeted (~\$500 annually)
- Target to have the website built out by end of March 2024 with a launch in early April.
- The website will only be as good as the user engagement is.
 - Kate (903 and committee chair) has developed a list of roles and responsibilities for use of the website.
 - Calendars will be updated within the website. (e.g. Community room, workout room, building “events” (garage power washing, window cleaning, move-ins / move-outs, etc), etc.)
 - Weekly news feeds to be emailed to residents

C. Milwaukee Plate Glass/Scaffolding

- See above Financial Update notes “2024 Upcoming Reserve Expenses”

D. Rules and Regulations

- Final review is in process; new copies to be sent out shortly.

IV. New Business

A. Dog Run

- Located across from the gate leading up to the courtyard (south side of building)
- Sharing costs with City Green Apartments
 - See Financial Update “2024 Upcoming Reserve Expenses”
- Isabel (702/703) asked about the removal of the planters from the courtyard
 - Apartments did that to modernize the area, but it does not affect water issues and did not cost us any money

B. Reinvesting CD's

- Continuing to invest as we have in the past see "Current Financial Outlook"

C. Seagull Remediation

- International protected species regulations must be followed making this more complicated than it seems at first glance
 - Working with contractors to determine the best way to address the issues
- Isabel (702/703) asked about any damage on the roof (e.g. air conditioning)
 - No damage, but the AC units are condo-owners responsibility (either through a contractor (e.g. Quality) or Founders 3)

C. Property Manager – Christy True

- Christy is transitioning into the role; Patty is the PM in the interim

D. Window Washing - scheduling

- Patty / Christy are working to confirm dates and will communicate them when they are set.

E. Balcony Cleaning – weekend of May4th/5th

- Self-cleaning schedule is attached below
- Used to prevent lower levels from cleaning and then getting dirt from upper levels – please do your best to adhere to this schedule.

F. Garage Cleaning - scheduling

- Date will be communicated when confirmed.
- Rita (805) asked about the five-year dryer clean-up
 - When will it be scheduled?
 - Please schedule when the owners are home as 805 had an issue last time?

IV. Owner Concerns

- Rita (805) asked about the landscaping contract with Ideal – board confirmed that we agreed to an updated contract.

- Rita asked about the broken planter out front being replaced.
 - Board would like to see if two planters will suffice or if we need to either replace it or purchase three new planters?
 - Julie (904) pointed out that winter florals are out too long and need to be replaced at the appropriate time.
- Pam (605) pointed out that two street lights are out (electrical issue) and encourages all homeowners to contact the city to request repair as we are currently are low on the list of city projects.
- Wayne (1002) posed the question as to whether residents feel that The Fitzgerald is following through on their commitments.
 - Consensus from the meeting attendees is that they've been a great neighbor since taking over the property.
 - Condo owners are encouraged to support renewal of their liquor license as it should be coming up soon.
 - Janet (301) noted that The Pabst Group had offered up tickets to events and we have not seen that perk.
 - Tickets may be available through Ann at Pabst Group.
 - The listing of events is on the Pabst website and may be filtered by venue.

V. Adjournment – 7:23PM (Wayne adjourned)

BALCONY CLEANING:

This is a time for you to wash down your balcony without irritating your neighbors below.

Saturday May 4th

- 10th Floor 10am – 11am
- 9th Floor 11am – 12pm
- 8th Floor 12pm – 1pm
- 7th Floor 1pm – 2pm
- 6th Floor 2pm – 3pm

Sunday May 5th

Order: 5ZGYTZWS9
 Address: 1111 N Marshall St Unit 305
 Order Date: 09-18-2026
 Document not for resale
 HomeWiseDocs

- 5 th Floor 10am – 11am
- 4 th Floor 11am – 12pm
- 3 th Floor 12pm – 1pm
- 2 nd Floor after 1pm

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

City Green Condominium (CGC) Association Update

February 8, 2024

Attendees:

- Wayne Jurecki – Board President
- Nabeel Sahar – Board Treasurer
- Kerri Kilbourne – Board Secretary
- Frank Giuffre – Founders 3
- Patty Lux – Founders 3

Key Project Updates:

Reinvest CDs:

- Not planning on any payment activity until MPG project is complete.
- Re-evaluate in a couple of months and continue to keep funds in money market for now.
- We're in good shape RE: money markets.

HOA website:

- Committee meets at the end of the month to review options and recommend a specific solution shortly thereafter.

Butterfly System:

- ESS work is complete for residents and delivery personnel.

Smart lock on units:

- Nabeel is continuing to research this.

Landscaper contracts:

- Last bid received and under review.

Snow Contracts:

- Bids are coming in for review.

Order: 5ZGYTZWS9
Address: 1111 N Marshall St Unit 305
Order Date: 09-18-2026
Document not for resale
HomeWiseDocs

Reserve Study:

- Nabeel will finalize with vendor.

Dog Run update:

- Confirming details with CG Apartments on final plan.
- Anticipate plan within a few weeks.

Fitness Center equipment:

- Replacement part will be arriving within a week.
- Wipes have been ordered as well.

Parking Garage Security:

- Butterfly system addresses access concern with residents from the apartments coming through the vestibule and garage. Outer door access is required and it is now securely locked.

Milwaukee Plate Glass (MPG):

- Work to commence week of February 12, 2024. X04 units (and 1003) will be the starting point as the swing stage is currently hanging on the West elevation.
- Email coming from Frank to let 1003 and X04 stack anticipated timing for entry through units to balconies.

Kerri Kilbourne, CGC Board Secretary

No meeting was held during this period: Jan 2024.

No meeting was held during this period: Dec 2023.

City Green Annual Association meeting (2023)

Monday November 20, 2023

Moved and seconded by all to approve the documents for this meeting with 7 days notice rather than 10 days notice.

Tammy Lee introduced herself as a new neighbor.

Approval of 2022 meeting minutes:

- Curt (805) moved, Ron (201-202) seconded the motion

President's report

- Window clip project – scheduled to be back 11/21/23
 - o South facing balconies on the x03 units – OSHA prohibitions are in play
 - CGC says April will be the trigger to get another vendor
 - o Vendor is an issue and payment will be appropriately delayed
 - o Peter (603) had a question as did Isabel (702)
- Terrace level waterproofing
 - o Balconies are done with testing; working to narrow down testing with WJE to ensure minimum risk
- Shopping cart – complete
- Routine window washing – completed
- CO / NO sensors – replaced in the garage
- Will address the heater in the EXIT door in the CR
- Reserves moved to ADP – in 2023
- Rules and regulations are on the board to review
- Reserve study – awaiting final study; timing impact, not a financial impact
 - o Air conditioning units on floors will be adjusted as needed
- Elevator phones will be addressed
- HOA website – committee is in the works (March 2024 or sooner)
 - o Lobby security – within about a week to install intercom system and key FOBS, but it will be a dual system for people to use for the short-term.
 - o Question on security of having doors monitored

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

- Door from the garage to the elevator lobby will be handicap accessible
- Two garage stickers per unit allowed for new system (additional can be purchased)
- Pam (605) knows the Butterfly system well. She can help with questions.
- Door between garage and lobby will open from both sides.

Financial Review:

- \$134K
- No major changes – Nabeel to address when back in town
- Annual HOA assessment \$480/month an increase of less than 6% (considering sales tax increase) and keeping reserve healthy. Water bills reviewed this year as well; last time was 2020.

Board Member Renewal:

- Wayne and Kerri are up for renewal
 - No nominations from the floor (3 requests)
 - All accepted nominations
 - Ron(201-202) moved to accept; Curt (805) seconded)

Owner issues:

- Ron (201-202) is pleased with the window glass replacement
- Two street lights are out on Marshall St and Pam (605) encourages residents to contact Alderman Bauman via email to get the lights addressed
- Recycle bin outside of the Fitzgerald – board to contact Ann
- Reporting of problems (Alan 403) – new app can address this (read only view of Trello) – specific to leak issues and need to repaint
- Landscaping – do we need to reseed or resod every year? Our garage limits the depth of the dirt and requires the need for annual replacement

Motion to adjourn: 7:21

- Michael (205)
- Danette (505)

City Green Condominium Association Board of Directors Meeting

Date: October 5, 2023

Time: 6:00 PM

Place: Community Room / Teams

Number of attendees: 16 (4 online) + board and Patty

- I. Call to Order – John Goggins motioned, Kerri Kilbourne seconded the motion. Time: 6:04PM
- II. Financials – May through August 2023
 - a. \$181K in reserves in total
 - b. Money market \$154K – one additional CD matures in November (\$27)
 - c. Remaining bills RE: terrace leaks (\$16,789)
 - d. Replacing doors and security upgrade (\$43,200)
 - e. \$143K with the expenses and we are anticipating being ~\$157K at EOY after known expenses, the monthly reserve contributions, estimated interest and roughly \$13k from Spectrum payback.
 - f. Money Market - 3.05% for \$2,356; CD at 5+% yielded \$2,378; Spectrum account \$2,803 YTD
 - g. Total \$7,537 YTD in money market interest, CD interest and Spectrum quarterly credits
 - h. Anticipate \$13,000 from CG Apartments for Spectrum revenue share credits wrongly cashed by them.
 - i. Combined total from lines g & h = ~\$20,500
 - j. Motion to approve financials – John Goggin motioned, Kerri Kilbourne seconded the motion
- III. Old Business
 - a. Spectrum Incentive – Agreed upon amount, but awaiting the apartments to forward them (going back as far as bank records are available) - \$13,000+
 - b. Future Condo Website – Kate – ongoing project and investigation to support our main goal of facilitating and enhancing communication.
 - i. This may or may not replace our Facebook page, but will likely be the primary means of communication. Options remain open for a second source of communication.
 - ii. Committee formed to ensure that we have a solution most are pleased with.
 - iii. Anyone who hasn't completed the survey, please do so. Also, please check the spam folder if you have not seen the email from Patty (Subject: Resident Survey – sent on October 4, 2023).
 - iv. Contact Patty if you haven't seen the email.
 - c. Milwaukee Plate Glass/Scaffolding
 - i. Late notice from MPG, but x03 units were completed on 10/05/2023
 - ii. Another stack and the leaks still need to be addressed
 - iii. Communication from MPG has been terrible and severely delayed
 - iv. CGC will push back on the invoice for the swing stage

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

- v. CGC has been communicating all of the needs and is struggling to obtain compliance from MPG
- vi. South balcony doors in the x03 need glazing (to be addressed through the unit – not via swing stage)
- vii. South side of 1004 continues to show leaking / streaking
- viii. Patty will send a follow-up email; owners are requested to mark-up a floor plan to show leaks (long-term or post-clip project)
- ix. 904 previous leak was addressed via tuck pointing (not window clips)
- x. 403 asked about the leak damage – owner responsible for interior damage
- d. Building Intercom System/Security/Automatic Door
 - i. Door from elevator lobby to garage has been contracted; awaiting parts and timing.
 - 1. It will be an automated door associated with the security system.
 - 2. From the lobby to the garage will be a proximity motion sensor.
 - 3. Fire exit door in garage leading into the vestibule will be replaced.
 - 4. Intercom panel will be installed outside.
 - 5. Both exterior and interior doors will be locked. The fobs will unlock both doors at the same time.
 - ii. The fob will replace the key code pad in the vestibule.
 - iii. App will allow using the phone to allow entry.
 - iv. Overhang will prevent people being left out in the inclement weather.
 - v. Contract is in place, and date TBD. Vendor meets on Fridays, so we hope to have a date by mid-October.
 - vi. Butterfly system – residents are encouraged to use the phone to physically see who is attempting to enter.
 - vii. Question about automatic door opening – not at this time due to cost. It can be added in the future. Consideration about security and other influences that will keep the door open.
 - viii. Question about whether people can come by and continue to hit buttons on the exterior key pad; directory feature limits that issue.
 - ix. Temporary codes may be issued to guests. QR code – expires after a period of time.
 - x. A fob entry to the main garage door will be installed for pedestrian access (e.g. bikers to enter)
 - xi. Question about allowing guests into the garage and how they enter the building from the garage into the elevator lobby. We will wait until we're comfortable with the system initially. We may add the feature in the future.
 - xii. Question: is the Butterfly system connected to the current cameras (circa 2007) – no. As cameras fail, we will update to current technology.
 - xiii. Annual fee for the system is \$2,300. This was the best of our needs and of three quotes.
 - xiv. Two fobs and two garage doors per unit are budgeted, but additional are available. We have paid for additional inventory. Additional fobs will cost less than current additional garage entry pads.

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

- e. Rules and Regulations
 - i. Questions have been addressed and Kate suggests that it will be distributed Jan-May 2024.
 - ii. It will be an electronic file that may be updated, although printing is an option as requested.
 - iii. "Welcome Book" – some updates needed for new residents, but it can be distributed to everyone.
- IV. Reserve Study
 - a. Draft study completed
 - b. Final study to be distributed before annual meeting (Nov 20, 2023)
 - c. Change in supply and contractor costs (increase) may cause us to modify the plan to be less aggressive than the study recommends (etc: hallway air conditioners, elevators)
 - d. Major projects within reserves are complete and we don't anticipate much in 2023 and 2024
- V. New Business
 - a. Fitness Center Cart
 - i. Patty has procured one; Wayne will assemble the cart within 5 days
 - b. Green Shopping Cart
 - i. We cannot find the dark green cart
 - ii. Question was asked if two carts are necessary – yes (from the community)
 - iii. Vote for another large shopping cart
 - iv. Janet Arnold will investigate Restaurant Depot
 - v. Tim Brown is also investigating options
 - c. Building Communication with Board/Manager
 - i. Ongoing issues should be addressed to Patty (via email) or emergency maintenance (at owner's discretion)
 - ii. Board is here, but should not be the first path of communication
- VI. Budget will be worked on over the next couple of weeks
 - a. Others are welcome to help Nabeel and Patty – small committee forms each year to review the budget line by line
 - b. Commitment to get the budget to the community by November 13, 2023
- VII. Annual Meeting – November 20th
- VIII. Monthly Project Update V. Owner Concerns
 - i. Kerri will communicate bi-weekly board meetings to the community to communicate major project updates on a monthly basis
 - ii. Question about expanding the board – open to discussion, but it does require a change in the by-laws
 - iii. Hallway AC units need to be investigated for temp control
 - iv. Window washing didn't please many residents – especially in the community room, but also in individual units
 - v. Main garage door is "groaning" – does it need to be revisited (maintenance was recently out to fix the brackets)
 - vi. Is there an option to organize the packages in the mailroom (e.g. labeling)?
 - 1. Many people self-sort

Order: 5ZGYTZWS9

Address: 1111 N Marshall St Unit 305

Order Date: 09-18-2026

Document not for resale

HomeWiseDocs

2. Second bathroom used as package room?
 - a. Question about the capacity of the Community Room and how many restrooms are required. We will research that.
3. Tim Brown will create signs to help organize by floor and we'll see if it works

IX. Adjournment – John Goggins moved to adjourn, Nabeel seconded the motion. Time:
7:20AM

No meeting was held during this period: Sep 2023.