

Meeting Minutes

Association: Cudahy Connection Condominium Association, Inc.

Management Company: Ogden

Date Of Meeting: Wednesday, February 4, 2026

Place and Time Of Meeting: 6020 Community Room at 6PM

I. Call to Order at 6PM. Present Suzanne Sala- President, Jennifer Foro- Vice President, Richard Kulakowski- Treasurer, Idalia Martinez- Secretary, and Pam Marinello- Member at large.

II. Approval of mtg minutes from December 3, 2025 approved by all

III. Reports

A. Treasurer's report

1. YTD account balance was \$257,243.83 as of 1-31-2026 per Richar

IV. Unfinished Business

A. Update on reserve study. Board members met with Superior Reserve on 1-29. They will be completing their inspection.

B. Use of marijuana in the building is not allowed per the Association By-laws.

C. New security system deferred to the 2026 budget meeting (October) to possibly budget for 2027.

D. Update: Repairs to 6020 building from ice damage contract signed but delayed due to inclement weather.

E. Repairs to 6020 doors (hinges) contract signed, awaiting work to be done.

V. Completed Business

- A. Exercise equipment includes a treadmill for 6020 and a reclining elliptical for the 6000

VI. New Business

- A. Condo use for Airbnb is not allowed per Association By-laws and rental rules.

VII. Owner's Forum

A. 6020 unit 213, Kathleen is concerned about Ice damage and dry wall damage.

B. 6020 unit 102, Russell asked about removal of basement vent. Also, states that Annual Meeting is scheduled in the same building as last year. (Meetings are held every other month and alternates between the 2 buildings, all owners are encouraged to attend all meetings)

C. 6020 unit 112, Jim concerned about Weber grill cover and the sign up sheet for the Community Room.

D. 6000 unit 308, Jim asking why some basement parking spots have cages and others don't. (Paid for by residents, not the Association)

VIII. Adjourn to executive session at 6:51

A. Update Rules and Regs (have not been updated in many years).

B. Discuss need for updates to bylaws (to be voted on by owners at the annual mtg)

C. Request board permission to use garage electrical outlet by Suzanne for builders to use for remodeling project. Approved by all.

IX. Adjourn at 7:23

Cudahy Connection Condominium Association, Inc.

Meeting Minutes

Management: Ogden

October 1, 2025 at 6PM in the 6020 Community Room

- I. Call to order 6:04 PM by Suzanne
- II. Board members present: Suzanne Sala, Pam Marinello, Idalia Martinez, Richard Kulakowski, and Jennifer Foro.

III. Meeting minutes from the August 6, 2025 meeting were approved by the board.

IV. Reports

- a. Treasurer's report
 - no report
- b. 2026 tentative budget presented. Awaiting contracts for lawn care, snow removal and fire protection.

V. Unfinished Projects

- a. Repair of large gap in the 6000 front door
- b. Fire Protection; 20 year inspection of sprinkler heads
- c. Estimate to repair damage to elevator frame in the 6000 building (damage caused by a contractor)
- d. Elevator repairs and updates. Contract signed, awaiting date to be done.
- e. Projects deferred till spring; garage power wash, mulching, AC line flush and dryer vent cleaning.

VI. New business

- a. Missing package. Please contact Ogden with dates and times and we may be able to view the issue with our security cameras.
- b. Hostile neighbors. Please contact Ogden if you are unable to settle disputes in a civilized manner. Issues may be discussed better once tempers settle.

VII. Completed Projects

- a. Window repairs vendor finally found. Nagel Contracting, LLC phone 262-224-5667. He has repaired 5 owners windows so far and has done a great job. (Suzanne bought extra window parts if you need them, call 262-385-1370).
- b. Repair of center circle light is finally complete.

VIII. Owner's Forum

- a. Jim 6020 unit 112, concerned about safety of treadmill, asking about replacement

IX. Meeting adjourned at 6:41 PM. Next meeting on December 3, 2025 at 6PM in the 6000 building

X. Executive session called to order at 6:24 PM.

- a. Approved Cintas for Fire Protection Contract
- b. Approved Legacy Landscape for 3 year lawn care contract.

- c. Board is requesting Legacy to bring down estimate to approximate SKB estimate. Otherwise we approve SKB estimate.
- d. Approved \$6,000.00 for replacement of exercise equipment. (New treadmill in 6020 and replace elliptical and reclining bicycle in 6000 with a reclining elliptical machine.) Equipment is to be of commercial grade.
- e. Get estimate to clean out storm drains after leaves have fallen this fall.
- f. Rich is looking into upgrade of security system.
- g. Approved Reserve Study for 2026.
- h. Masonry repairs, need estimates, (reserve study may offer some suggestions also).
- I. Pam requests that Fed Ex get code for door to deliver packages
- j. Suzanne will look into rewriting the Rules and Regs as some of the information is outdated. The board would need to vote on these changes at a future time.

XI. Executive session adjourned at 7:21

Cudahy Connection Condominium Association, Inc.

Board Meeting Minutes

Management: Ogden

Date Of Meeting: Wednesday, August 6, 2025

Place and Time Of Meeting: 6000 Community Room at 6PM

i. Call to Order at 5:59PM

II. Board members present: Rich, Suzanne, Jennifer, Pam and Idalia

III. Approval of June 4th meeting minutes and July 23rd Special Meeting Minutes by all.

IV. Reports

A. Treasurer's report

1. YTD account balances are \$226,035.00

V. Unfinished Business

A. Center circle light. Pieper Electric is awaiting parts to arrive.

B. Mulching deferred till spring (Natural Solutions).

C. Dryer vent cleaning and AC line flush will be deferred till spring (PMD)

D. 6000 inside stairwell doors will be replaced by non-locking latches. (PMD)

E. 6000 large gap in outer door to be repaired. (PMD)

F. Padlocks on outer doors need to be marked with unit # or they will be removed.

G. Damage to 6000 elevator frame on first and second floor to be investigated.

H. Power wash of garages including garbage rooms will be delayed till spring

I. Repair of individual owners windows. Have request out to PMD.

VII. Completed Projects

A. Dustin at Pieper electric was able to troubleshoot issues with the (Door King) intercom.

Call Ogden if you have any issues with the intercom.

B. New grill for the 6020 building. Old grill was scrapped.

C. Total body fitness in 6000 building was unable to be fixed and was deemed dangerous.

It was also scrapped.

D. 6000 sidewalk was repaired.

E. Shutters that are broken or fall off, will not be replaced.

F. Lawn sprinklers were repaired.

G. Gym equipment is not of commercial grade. They are old and unable to be repaired. We will consider replacement as needed.

H. Broken 6000 garbage room exhaust fan was replaced.

VIII. Owner's Forum

A. Russell 6020 unit 102

Vestibule lights still not coming on after dark

Jennifer will follow up, PMD to adjust timing

LED conversion not complete

Rich to follow up with electrician

B. Tim 6000 unit 111

concern with yearly overflow and flooding into his unit from AC line and units above him. Requests approval from board to have individual line installed by Heating and air conditioning company.

He will send the board a proposal.

C. Dorothy 6000 unit 109

concerned about short notice of July \$15.00 increase in Condo fees

States the elliptical machine and the recumbent bicycle in the 6000 Community Room are not working, nobody uses them and they are unsafe. Others in the audience agreed.

Board to consider scrapping these 2 pieces. Consider replacement.

D. Jim 6020 unit 112

Would like the garbage can in the 6020 Community Room replaced because then cover is missing. Also requests a larger one.

Jennifer will look into the purchase of a new one.

States the treadmill in 6020 is still broken and is unsafe.

Board to consider scrapping treadmill

IX. Next meeting is the budget meeting in the 6020 building on October 1, 2025 at 6PM

X. Adjourn at 7PM

8-9-2025 PS

Tim 6000 unit 1111

Request to have Bradley J's Heating and Cooling install a separate AC drainage line for his unit has been approved by the board (Pam, Jennifer and Suzanne). Expenses to be covered by the owner.

The scrapping of 6000 Elliptical and recumbent bicycle as well as the 6020 treadmill has been approved by the board (consensus of all board members).

Respectfully submitted Suzanne M. Sala 8-9-2025

Cudahy Connection Condominium Special Meeting of the Board

Wednesday, July 23, 2025

6020 building 5:30

Members present: Rich, Idalia, Jennifer, Pam and Suzanne

Call to order at 5:30 PM

1. Do we need to meet every month? Just the board every other month.

Consensus was extra meeting as needed

2. Amazon Key for business

Discussed. No from Rich, Suzanne and Jennifer for security concerns.

3. Repair of 6000 sidewalk.

Approved by all for safety reasons. PLM for \$5200.00

4. Replacement of Grill in 6020 building.

Approved by Suzanne, Rich, Idalia and Jennifer. Ace Hardware \$952.04

5. Is sprinkler system working right?

Lakeland Sprinkler to be called to repair.

6. Gym equipment checked. Unable to get repair parts. Not commercial grade. Suggest getting rid of the Weider total body (in 6000 building) as it cannot be repaired and is unsafe.

Will address broken equipment issues as they arise.

7. Please put all repair requests in Vantica. If urgent call or email Deanna.

8. Door King (Pieper Electric) need to repair intercom. Thursday 7-31.

9. Mulch. Approved by Suzanne, Rich and Idalia. Natural Solutions \$3956.50.

Agreed to put off till spring as summer is half over

10. Garage door repaired. Extra springs left on site.

11. Is circle light working? Peiper Electric.

awaiting special equipment.

12. Broken or missing shutters. Voted to not replace shutters as they break or fall off.

To remove other shutter when one of a pair is missing. May revisit in the future. Approved by all as determined it is just ornamental and would be expensive to replace all of them.

13. AC line flush and vent cleaning. Awaiting proposal by PMD.

Voted to defer till spring.

14. 6000 garage room exhaust fan to be repaired by PMD.

awaiting new fan.

Adjourned at 6:20 PM

Next meeting Wednesday, August 6, 2025 in the 6000 building at 6 PM

Cudahy Connection Condominium Association, Inc.

Meeting Minutes

Management: Ogden

June 4, 2025 at 6PM in the 6020 Community Room

I. Call to order 6:04 PM by Suzanne

II. Board members present: Suzanne Sala, Russell Kiepert, Idalia Martinez, Richard Kulakowski, and Jennifer Foro. Jennifer Lemanski from Ogden present.

III. Meeting minutes from 2024 Annual meeting, 1-23-2025 Special meeting and 2-19-2025 meeting were approved by the board.

IV. Reports

a. Treasurer's report

YTD Acct balance \$224,178.45

V. Completed Projects

a. Eminent Domain update. We have been eliminated from the district #3 proposed plan map and will not be included in future eminent domain issues.

VI. Unfinished Projects

a. Mulching. Awaiting estimates

b. Window repairs. Need to find vendor

c. Dryer vent cleaning and AC hose flush. Awaiting estimates

d. Updates to fire sprinkler system. Need to investigate what needs to be done.

VII. New business

a. 6000 front sidewalk needs repairs. Will get estimates

VIII. Owner's Forum

A. No further comments

IX. Meeting adjourned at 6:19 PM.

X. Executive session called to order at 6:24 PM.

a. No update on delinquencies

b. Community room calendars to be placed on each door

XI. Executive session adjourned at 6:34 PM

XII. Next meeting 8-6-2025 in the 6000 Community Room at 6PM

Respectfully submitted Suzanne M. Sala

Cudahy Connection Condominium Association, Inc.

Meeting Minutes

Date and Time: Wednesday, February 19, 2025

Place: 6020 Community Room

- I. Call to order at 5:59 PM
- II. Present: Suzanne Sala (Pres), Russell Kiepert (V. Pres), Rich Kulikowski (Treas), Jennifer Foro (MAL), Idalia Martinez (Sec)
- III. Approval of last meetings minutes from 12-04-2024 and 01-23-2025. Unanimously approved.
- IV. Unfinished business
 - A. Use of Community Rooms, see updated rules
 - B. Condo Insurance, researched other companies, unable to get lower rate
 - C. Use of community electricity, not allowed to charge car
 - D. Check garage closure when you arrive and exit the garage
- V. New Business
 - A. City letters regarding Eminent Domain and blighted property
 1. Fox 6 video shown
 2. Blighted properties
 3. Hired Eminent Domain Lawyer
 4. Meeting of the City Development Authority for community input scheduled for Tuesday, February 25, 2025
- VI. Finished business
 - A. Downed tree on north side of property was removed costing \$1500.00.
- VII. Owners forum
 - A. Dorothy, 6000 unit 109, concerned about door being propped open and unattended while people are moving
 - B. Terry, 6020 unit 209, concerned about management company not responding to her call promptly.
 - C. Dave, 6000 unit 303 liked that Ogden notified owners of snow plowing plans
 - D. Roy, 6000 unit 207 complimented the maintenance men from Ogden.
 - E. Elizabeth, 6020 unit 302, concerned about peeling drywall in her condo.
 - F. Jim, 6020 unit 112, concerned about treadmill breaking down and causes shocks. Also states that grill is broken
- VIII. Meeting adjourned at 6:50 PM
- IX. Executive session call to order at 5:02PM
 - A. Eminent domain update
 1. 1-23-2025, hired Alan Marcuvitz of Von Briesen and Roper a lawyer specializing in Eminent domain issues.
 2. Lawyer found that there is an easement that we own to access the 6040 property. It "appears to be a continuation of Buckhorn Ave".
 - B. Community Room Rules. The issue is disruptive behavior from other owners during a private gatherings. Unanimous vote on addition of following rules:
 1. Maintain a calendar on door of community room
 2. Place a copy of the rules on the door
 3. Display "Private Event" sign on door during event
 4. Reservation includes room, patio and grill
 5. No other resident shall enter the room during this event
 6. Discontinue use of checkoff list
 - C. Increase in monthly dues suggested
 - D. Barking/ multiple dogs 6020 unit #302

- E. Tree Removal
- F. Use of community electricity
- G. Board member liability insurance unanimously approved
- X. Executive session adjourned at 5:32PM

Respectfully submitted by Suzanne M Sala

Cudahy Connection Condominium Association, Inc.

Special Meeting of the board

Meeting Minutes

Date and Time: January 23, 2025 at noon

Place: 6020 building community room

- I. Call to order at noon
- II. Present: Suzanne Sala (Pres), Russell Kiepert (V. Pres), Rich Kulikowski (Treas), Jennifer Foro (mal), Idalia Martinez (Sec), Jennifer Lemanski (manager) with Sara observing, Anne Vedder (owner).
- III. Concerning issues
 - A. Ryan Maloney (Robertson Ryan Insurance) presented.
 - 1. Unable to obtain lower insurance rates.
 - 2. Recommended board liability insurance
 - 3. Need for sprinkler system inspection and repair
 - B. City of Cudahy letter (received by owners the week of 1-13-2025) regarding the creation of redevelopment District #3
 - 1. Anne and Suzanne met with eminent domain lawyer this morning
 - 2. Motion by Suzanne to hire the law offices of VonBriesen and Roper to represent the condo assoc in this mater. Second by Jennifer, approved by all.
 - C. Security camera access through Guardian Vision App now working
 - D. Downed branch removal
 - 1. Two estimates obtained so far, \$1850.00 and \$1500.00
 - 2. Jennifer L will obtain a third
 - E. Use of community electricity (re: electric cars).
 - 1. Need to update current rules and regs in this regard.
 - F. Recommend current By-Laws and Rules and Regs be reviewed by a lawyer specializing in Condo Law (Kaman and Cusimano rec by Jennifer L.)
 - G. Community Room Committee established
 - 1. Russ (6020) and Idalia (6000) will manage
 - 2. New guidelines
 - H. Charge card to be issued to Suzanne for small purchases. Up to \$500.00/ mo.
 - I. Spring Issues
 - 1. Est. for vent cleaning and air conditioner line flushing. (to be done at the same time to minimize need to access owners properties)
 - 2. Find a vender who can repair owners windows
 - J. Obtain storage unit for condo documents (previously stored by Forest Green man.) through Hansen Storage. 5x5 unit for 35.00 / mo.
- IV. Adjourned 1:43 PM

Meeting Minutes

Cudahy Connection Condo Association, Inc.

Forest Green Management

Date: Wednesday, August 7, 2024 Time: 6:00 PM Location: 6000 building

I. Call To Order at: 6:01 PM by Suzanne

II. Determine Quorum: Members present: President: Suzanne Sala, Vice President: Russell Kiepert, Treasurer: excused, Secretary: Idalia Martinez, Member at Large: Jennifer Foro, Forest Green : Andrew Skibicki

III. Approval of 6/5/2024 meeting minutes

IV. Reports

A. Treasurers Report:

1. reported total Assets as of today \$151,573.40
2. Andrew reviewed current work orders and updated

V. Completed Projects:

A. Sunshade construction completed for the 6020 building community room patio.

VI. Unfinished Business:

- A. Spring window sash repairs. Ener-con unable to complete but Forest Green will contact an outside contractor
- B. Cost Saving efforts
 1. Rich will be getting estimates for LED conversion.

VII. New Business:

A. Announcement of new management company, Ogden. They will be taking over management of our condos on January, 1. 2025.

VIII. Owners Forum

- A. Dorothy, 6000. Unit 109, asking about cost of new management. Ogden will be charging \$1950.00 per month.
- B. Jim Bowen 6020 unit 112, Concern about 6020 treadmill safety pin broken. Andrew will call for repair.
- C. Judy, 6000, unit 115 concerned about the condition of roofs. Last inspection was good. Reassured that we are aware of age of roofs, will continue to do routine maintenance and inspections as needed.
- D. David, 6000, unit 103. Reports of dead trees on property.

Motion to adjourn meeting at: 6:21 by Suzanne, seconded by Idalia, adjourned

IX. Executive session called to order at 6:22 PM

- A. No current delinquencies
- B. Next meeting is the budget meeting on October 2 at 6 PM in the 6020 building

Executive session adjourned at 6:24 PM by Suzanne

Minutes Respectfully submitted Suzanne M. Sala

2024 Annual Meeting Minutes

Cudahy Connection Condo Association, Inc.

Forest Green Management

Date: Wednesday, June 5, 2024 Time: 6:00 PM Location: 6020 building

I. Call To Order at: 5:59 PM by Suzanne

II. Determine Quorum: Members present: President: Suzanne Sala, Vice President: excused, Treasurer: Richard Kulakowski, Secretary: Idalia Martinez, Member at Large: Jennifer Foro, Forest Green : Andrew Skibicki

III. Approval 2023 annual meeting minutes: Motion by Suzanne, seconded by Jennifer, approved

IV. Reports

A. Treasurers Report:

1. Rich reported total Assets as of today \$191,000
2. Andrew reviewed current work orders and updated

V. Completed Projects:

A. Carpeting in common areas, new flooring in Community rooms in both buildings completed

VI. Unfinished Business:

A. Spring window sash repairs being planned. Need new contractor as hired contractor did not show. Sign-up sheet if you need this service.

B. Cost Saving efforts

1. GFL charges the association \$55.00 each time items are left outside of the dumpster or if inappropriate items are thrown in the garbage. Call city for information on disposal of electronics. Call DNR for information on recycling electronics. Break down boxes.
2. Frequent rekeying fees when the front door is opened by pulling on the key. Recommend either using handle to open door or use your key in the lock on the wall and the door will open automatically.

VII. New Business:

A. 6020 patio project. Jennifer presented patio project previously approved by the board via e-mail. Contractor will place posts and install canvas shade over patio area.

B. Get quotes to change hallway lighting LED (Rich)

VIII. Owners Forum

A. Sharon Morris 6000 unit 102, concern of outdated fire extinguishers. Andrew stated that vendor is scheduled to come in on June 7th to take care of this.

B. Jim Bowen 6020 unit 112, concern about Carpet vendors tools on top of frig. Andrew will take care of. Concern about 6020 treadmill safety pin broken. Andrew will call for repair. Concern about Amazon pass not functional. Andrew will call Amazon to take care of it.

Motion to adjourn meeting at: 6:20 by Suzanne, seconded by Idalia, adjourned

IX. Executive session called to order at 6:22 PM

A. Landscape and Spring walk around, cancelled this year

- B. No current delinquencies
- C. Updates to Rules and Regs and By-laws as approved at Annual Meeting have been added to Pileria per Andrew
- D. Look into updating the information given to new owners. (Suzanne)
- F. Turn on sprinkler system last week in June. (Andrew)
- G. Request no further spraying of trees. Also, request that Landscape Company notify owners when ever they will be spraying.

Executive session adjourned at 6:52 PM by Suzanne

Minutes Respectfully submitted Suzanne M. Sala

Meeting Minutes of the Cudahy Connection Condominium Association Inc,

Special Meeting of the Cudahy Connection Condominium Association Minutes

Management Company: Forest Green

Date of meeting: Thursday January 4th

Place and time: 6000 building at 6PM

Call to order at 5:57 PM.

Determine quorum: Present were Russell Kiepert, Idalia Martinez, Jennifer Foro, and Suzanne Sala

1. Motion to appoint Richard Kulakowski onto the board made and approved by all
2. Positions on the board volunteered by all as follows; President: Suzanne Sala, Vice President: Russell Kiepert, Treasurer: Richard Kulikowski, Secretary: Idalia Martinez, Member at Large: Jennifer Foro
3. Motion for signage for parking lot to slow traffic. Not approved.
4. Richard noted that Certificate of Inspection in the 6000 building elevator is missing. Will request Forest Green to obtain.
5. Camera and signage in trash room. Research and vote on next at meeting.
6. Boxes and other items left outside the dumpster. Motion to send warning of fines to owner of 6000, unit 207, approved by all. Also, report to owners at the next meeting about fines related to leaving items outside of the dumpster.
7. Discuss with owners at next meeting of methods take care of new carpeting and prevent staining and excessive wear.
8. Motion to change meeting times to 6PM at future meetings to accommodate all board members, approved by all.
9. Richard noted concerns about location of contracts etc. Will research Pitera for information.
10. Adjourn At 6:45PM.

Respectfully Submitted by Suzanne Sala

Meeting Minutes

Cudahy Connection Condo Association, Inc.

Forest Green Management

Date: Tuesday November 28, 2023

Time: 6:00 PM

Location: 6000 building

Call To Order at: 5:53 PM by Suzanne

Determine Quorum: Members present:

President: Roy Normington

Vice President: Suzanne Sala

Secretary: Idalia Martinez

Member at Large: Russell Kiepert

Announcement: Roy stated he will be leaving the board due to personal reasons

Home Owners Forum:

Dave 6000 unit 103, concerned with speeding in parking lot, recommended signage, also concerned about C-PVC pipes being brittle and could break

Dorothy 6000 unit 107, windows don't open properly. Also concerned about cost of flooding to the condo association

Ann 6000 unit 215, unable to update info in Pileria

Jim 6020 unit 112, Tuck pointing incomplete in 6020 building, concerned with the amount of weeds

Sharon 6000 unit 102, concerned with flooding and where shut off valve.

Pam, concerned about effectiveness of management company. Would like to look at other options

Approval of last meeting minutes:

Motion by Roy, second by Suzanne, approved minutes from October 4, 2023

Treasurers Report:

Total Assets of \$224,541.00

More repairs required as building ages

6020 front door repair \$850.00

Elevator repairs \$1274.00

Roto Rooter basement drains \$843.00

Completed Projects:

Tuck pointing Project completed by Custom Restoration

Sebert drain burial issues completed

Camera upgrade completed by Imperial

Concrete patchwork completed by Forest Green

Circle Landscaping completed by Legacy Landscaping

Garage door bottom panels replaced in both units

Basement power wash in both buildings

Unfinished Business:

Carpet replacement bid accepted: Best Carpet \$52,425 per building to replace carpeting in community rooms (including vinyl), hallways, stairs and stair landings, matching carpet baseboards

Alarm testing and inside vent cleaning December 1. Must be home to let workers in
Special assessment of \$500.00 due next December 1st (2024)

New Business:

Spring, hire contractor to repair windows and screens for owners. Get group pricing

Adjournment to Executive Session at: 6:35 by Suzanne

Vote on board positions postponed as Jennifer is not present

Reserve Study, a recommendation of replacement times and prices of condo projects.

May view on Pitera

Next Meeting: Date: November 28, 2023

Time: 6:00 PM

Place: 6000 building

Meeting Adjourned At: 7:03 by Suzanne

Minutes Respectfully submitted Suzanne M. Sala

Meeting Minutes

Cudahy Connection Condo Association, Inc.

Forest Green Management

Date: October 4, 2023 Time: 5:30 PM Location: 6020 building

Call To Order: At: 5:30 PM By: Suzanne

Determine Quorum: Members present:

President: Roy Normington

Vice President: Suzanne Sala

Secretary: Idalia Martinez

Member at Large: Russell Kiepert

Treasurer: open position

Forest Green Management: Kirsten Capps

Home Owners Forum:

Issues brought up will be covered later in the meeting.

Approval of last meeting minutes:

Motion by Roy, second by Russell, approved minutes from august 2, 2023

Reports

Treasurers Report: Total Assets of \$224,679.93

Completed Projects:

Tuck pointing Project completed by Custom Restoration

Sebert drain burial issues completed

Camera upgrade completed by Imperial

Concrete patchwork completed by Forest Green

Circle Landscaping completed by Legacy Landscaping

6020 door repair completed by Fieldstone Glass

Drain Cleaning in garages completed

Unfinished Business:

Carpet replacement

Best Carpet \$52,425 per building including vinyl in community rooms

Daves Carpet \$21,000 per building, reusing some products, does not include
community rooms

We request a third estimate

Garage Power clean \$2200 to be completed this fall and every other year starting in spring 2025. Motion by Roy, Second by Russell, approved

Dryer Vent cleaning \$4788, November date TBA. Motion by Roy, Second by Idalia, approved.

Garage door function. Remind owners that large door needs to completely close before being recycled or it may get stuck, requiring service.

New Business:

Budget Assessment presented by Kirsten

Concern for monies in Reserve Fund Account and the large expenditures projected for the near future, i.e. carpeting and roofing

Increased cost of maintenance (Forest Green) from \$60.00 to \$70.00 per hour. Same day fee of \$75.00, after hours time and one half, Sundays and holidays double time.

Discontinue Cable Service in Community Rooms as a cost saving measure.

Adjournment to Executive Session at: 6:37 By: Suzanne

Wellcome new board member Jennifer Foro (6020 building unit 306). Motion by Roy, second by Idalia, approved.

Grass seed to area around new patio (6020 building) by Legacy Landscaping. Motion by Roy, second by Russell, approved.

Cost of replacement plants to be reimbursed to owners who plant them. Motion by Roy, second by Suzanne, approved.

Increase monthly Condo Dues from \$240.00 to \$250.00 per month starting in 2024.

Increase Transfer Fee to \$500.00.

Special Assessment of \$500.00 (to help defray the cost of new carpeting) which will be due December 1, 2024. Motion by Roy, second by Russell, approved.

Next Meeting: Date: November 28, 2023

Time: 6:00 PM

Place: 6000 building

Meeting Adjourned At: 7:03

By: Suzanne

Respectfully submitted Suzanne M. Sala

Cudahy Connection Condo Assoc., Inc.
Board of Directors Meeting Minutes
Tuesday, May 30th, 2023

Date and Time of Meeting: Tuesday, May 30th, 2023 at 6:00 pm

Location: 6020 S. Buckhorn Avenue

1. Call to Order - Quorum was determined: 6:04pm

Attendees (in person):

- **President:** Roy Normington
- **Vice President:** Suzanne Sala
- **Treasurer:** Cindy Fliess
- **Secretary:** Idalia Martinez
- **Member at Large:** Russell Kiepert
- **Property Manager from Forest Green Realty:** Mandi Thomas (via Zoom)

2. Open Forum:

Two condo residents were present, and no questions were asked during the open forum.

3. Approval of Board Meeting Minutes:

Minutes from April 7, 2023 were approved by all.

4. Treasurer Reports:

Given by Mandi Thomas April 2023 Financial Reports reviewed.

5. Unfinished Business:

A. Siebert - Burial issues

- Jay from Siebert confirmed that someone will be out on Weds. 5/31/2023 to take a look.
- 6000 North Side plantings-done

C. Tuckpointing

- Bidding will occur after spring inspection after 2023.
- Confirm with Custom Restoration to do a re-inspection and provide a quote for tuck pointing.

D. 6000 Unit 304 - Insulation issues

Owner has unresolved issues with insulation problems above the unit. Board discussed Intec quote and due to receiving the quotes two hours before the meeting, Cindy Fliess moved to table this item so that the Board has time to review the quote and discuss possible options that the CCC will undertake this year. After a brief discussion the Board agreed to meet separately to discuss the insulation quote. The Board subsequently met on Monday, June 5th at 6:00 pm at 6000 Building (see June 5, 2022 CCC Board Minutes).

6. New Business

A. Security Camera Issue Update - From 5/24/2023

- 6000 needs NDR replacement. Awaiting quote from Imperial.
- 6020 camera is up and running.

B. TrueView Underground Garage cleaning is scheduled for Thursday July 6th from 9am to 3pm.

Two-week notice will be provided to Residents.

C. Legacy landscaping proposal - Awaiting proposal (not received)

D. Spring Inspection List

- Reviewed and confirmed approval to move forward on general maintenance items on the list. Most items can be completed by Ener Con Techs and are routine in nature. Quotes for larger projects will be provided to the Board before work is scheduled.
- South west stairwell in 6000 building ice dam issue. A&D Roofing will be taking a look and make recommendations.
- Trimming down Arborvitae Trees. Estimate will be obtained and Board will make a decision whether to proceed with this project.

E. Financial Summary Sheet provided by Forest Green

Report was accepted as the fulfillment of the Board's request for a one-page easy to read summary for the Board and also the Owners. This summary provides a summary to view the status of the overall financial picture for CCC and its Reserve Fund annual contributions and balance information. This should satisfy the confusion that the Board and owners have trying to decipher the multiple financial reports that are currently provided by FG.

7. Schedule Future Board Meetings

Meeting Details:

- Six meetings per year
- **Time: 6:00pm / alternate buildings**
- 1st Wednesday of the month
- Every other month

Year 2023:

- **3rd Quarter**- August 3: 6000 Bldg.
- **Budget**- October 4: 6020 Bldg.
- **4th Quarter**- December 6: 6000 Bldg.

Year 2024:

- February 7: 6020 Bldg.
- April 3: 6000 Bldg.
- May: Walkabout and landscape inspection
- June 5: 6020 Bldg.
- August 7: 6000 Bldg.
- October 2: 6020 Bldg.. (**Budget**)
- December 4: 6000 Bldg.

8. Adjourn to Executive Session - (Owners shall be excused)

4/30/23 Delinquency List was reviewed by the Board.

9. Meeting Adjourned

Motion by Cindy to adjourn, seconded by Suzanne. With no objection, meeting was adjourned at 6:47pm.

CUDAHY CONNECTION CONDOMINIUM ASSOCIATION, INC

Board of Directors Meeting Minutes

Date and Time of Meeting: February 22, 2023, 5:30 pm

Location: 6020 Community Room/Forest Green via Zoom

- I. **Call to Order - Quorum was determined.** Meeting conducted through Zoom - Members present: President Jim Bowen, Vice President Roy Normington, Treasurer Cindy Fliess, Secretary Leslie Bendickson, Member at Large Suzanne Sala and Mandi Thomas, Associate Property Manager - Forest Green Realty and Management at 5:30 pm
- II. **Open Forum**
 - a. Russell Kiepert - 6020 Building - Unit 102 - questioning considering putting one extra duct in the garage. He will send a picture of what he is talking about.
- III. **Approval of Board Meeting Minutes** - minutes from October 2022 meeting. Motion to approve by Jim, approved by all.
- IV. **Reports**
 - a. Treasurer's Report - January 2022 - Given by Mandi
- V. **Unfinished Business**
 - a. Sebert - Burial Issues
 - i. Last communication from Jay with Sebert 12/8/2022 - due to come in March 2023
 - b. 6000 North Side - Two Rhododendron - Legacy Landscape
 - i. Approved by Board on 10/24/22 - followed up with Legacy if completed
 - c. Tuckpointing - will be bidding after Spring Inspection 2023
 - d. 2023 Carpet Replacement - awaiting proposals
 - e. 6000 #304 - Insulation issues
 - i. Update on Pilera under work order - FG could not do it - FG is working on finding contractors who will blow the insulation
- VI. **New Business**
 - a. GFL Agreement
 - i. Included email, could lower rate to \$843.83 per month with a 3 year agreement
 1. Currently paying \$1208.32
 2. FG to check with GFL to see if retroactive from 1/2023 and agree to 3 year agreement
 - b. 6000 Blower Fail Light
 - i. Last update from Ideal Mechanical 2/20
 1. Awaiting quotes for recommendations - getting information on the main functions of the blower from FG to see if/why they are needed and looking into a HVAC engineer to come out

- c. Grunau - Exit and Emergency Lighting Proposal
 - i. 6000 - needs one (1) 6V5aH sealed lead acid battery
 - ii. 6020 - needs two (2) 6V5aH sealed lead acid battery & one (1) 4.8V NiCad battery
 - iii. Total: \$350.00 - motion to approve by Cindy, seconded by Suzanne, approved by all
- d. Schedule nex Board Meeting (2nd Quarter) & Spring & Landscape Inspections
 - *Annual Meeting - Thursday, April 6, 2023 - 6000 Building - 6:00 pm
 - *Spring Inspection - Wednesday, April 26, 2023 - 3:00 pm
 - *Landscape Inspection - Wednesday, May 10, 2023 - 3:00 pm
 - *Second Quarter Board Meeting - Wednesday, May 31, 2023 - 5:30 pm - 6020 Building

VII. Adjourn to Executive Session - Owners shall be excused

- a. Delinquencies
 - i. 1/31/2023 - Delinquency List - reviewed - 3 owners on list - notices have been sent
- b. Board Email with Management Renewal - 10/30/2022
 - i. Item for Improvement & Clarification - no discussion needed at this time
- c. Communication Technique - Proposed by FG on 11/8/2022 on Pilera - FG brings information to the entire Board then Board on their own discusses and one Board member brings the Board decision to FG - BOD agrees. IPS - enters/checks invoices then goes to Kirsten - and checks and BOD looks at then approves - 2 approvals needed
- d. Email of Concerns for Pilera - 1/5/2023
 - i. Overview of Pilera with FG - tabled for May meeting when meeting is in person

VIII. Meeting Adjourned by Jim at 6:29 pm.