

1522 On the Lake Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: Wednesday, July 23, 2025

Board Members	Present
Deb Holtkamp, President	Yes
Gregg Jozwik, Vice President	Yes
Rebecca Nguyen, Sec/Treas	Yes
Paul Oman, Director	Yes
Judy Jacobson, Director	Yes

Property Manager, Peggy Leppien was present.

Location: 1522 On the Lake Community Room and via Zoom

Meeting called to order at 6:36 pm by President, Deb Holtkamp.

Meeting minutes for May unanimously approved

President' Report

Goll Mansion

On July 1st, Goll Mansion applied for a parking license. Chris Houdin Sr. represented his son, following a request from the Dept. of Neighborhood Services. Alderman Baumann inquired about the lot's duration of use — expected to be a few years before development. Baumann also raised concerns about safety; Houdin agreed to install signage and enhance mansion lighting. Chris declined hiring security personnel. The License Committee approved the application, which now moves to the Common Council. The Board seeks quiet background investigation on Sr.'s involvement and the timing and placement of lights.

Security Advisory Committee

The committee has held several meetings and will present findings to the Board in early August. Since 2022, regulations indicate all visitors, guests, and vendors must sign in and indicate if they are using the parking lot. This includes for food deliveries. These rules have not been consistently enforced. Peggy will work with front desk staff to ensure compliance. Owners also may provide a guest list for reference or give advance notice to avoid calls. When a concierge is not on duty, the owner would utilize the Butterfly system. Reminder: do not allow strangers into the building.

Wind Noise

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Board is actively pursuing firms to identify the source of the wind noise and how to address. We are working with two firms and should have proposals by end of July. Also getting quotes on replacement of railings.

Elevators

Technicians have been working to identify the issue and believe they've found the part needed for a fix. Delivery is expected this week, and they're hopeful it will resolve the problem.

There was a concern about the door creaking; Paul believes it's due to a tension adjustment and will confirm with Kenny.

Long-term: We'll continue evaluating the timing for full elevator replacement.

Front of Building

Sidewalk Concern

- The sidewalk north of the building is damaged and poses a trip hazard.
- Peggy has confirmed the Dept. of Neighborhood Services is aware and it's on their list.
- An app/link is available for reporting such issues — Peggy will share the link with the owners.

Spectrum Cable Issue

- The orange cord along the north side of the building is a temporary fix after a contractor cut a Spectrum cable.
- Spectrum has been contacted multiple times.
- Kenny believes Spectrum may have been in the area this week, but it's unclear if they're addressing the problem.

Owner Concern

Package Policy (No Front Desk Present)

- Amazon deliveries are allowed using Amazon Key access.
- The Security Committee will be consulted for additional recommendations or findings regarding package handling during unattended hours.

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Treasurer's Report

June operating income was close to even with budget with YTD under by about \$1600.

June operating expenses came in approximately \$5800 over budget and about \$17,000 over budget YTD. This is mainly due to utilities, insurance and Kenny's overtime.

Property Manager's Report

Unit updates...

- 1503 has accepted offer
- 1301/02 listed for sale
- If you're considering selling your unit, contact Peggy — she's been receiving inquiries from interested buyers.

Peggy and Kenny met with waste management. They were able to get some past fees removed and a lower contamination fee.

Due to Kenny's workload, owners should contact Peggy or Jean-Louis to submit work requests. The Board is reviewing the request process. Tasks for Kenny should generally take 15 minutes or less.

Peggy has obtained water heater bids and expects to receive all details by Friday. Findings will be shared with owners next week.

Committee Reports

Landscape Committee Updates

- In June, the committee held planning meetings to assess plant and tree lifecycles, maintenance, and fertilization strategies.
- Landscape replacement is not included in the current reserve assessment. The committee is working with Peggy/Finance committee to allocate funding for future needs.
- "Friends of the Landscape Committee" (volunteer owners) will assist with special projects to expedite work. These volunteers were surveyed to identify areas of interest.
- Bluff cleanup was completed over two outings with help from 11 owners.

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- Overgrown tall grasses were transplanted into donated pots near the dog play area.
- Organic herbs are available for owners; herb requests for next season can be submitted to the committee.
- Comparisons with Lake Bluff (also serviced by Precision Landscaping) highlight differences in sun exposure and flower color vibrancy due to layout and container use.
- Renee and Kenny investigated oversaturation in the dog play area and discovered two sprinkler zones; testing is planned to optimize irrigation.

Social Committee

Per Carol Wolcott, the committee wants to thank all of those who attended the summer party. The winner of the gift card was Bina.

Owner Feedback

Owner praised the dog play area and thanked everyone involved.

The meeting was adjourned at 7:38p.

The next meeting of the Board is scheduled for Wednesday, September 24, 2025 in the Community Room. Further meeting details will be provided closer to the scheduled date.