Lindale Villas Condo Association Board Meeting Minutes

Date 10-27-2026

Present: President Mike Malett, Vice-President Steve Karabon, Treasurer Jane Lindemann, Secretary Ruth Christianson

The meeting was called to order at 1:02 pm

This meeting was called to address budget concerns presented by Jane. The budget will not balance with the current dues nor with a $25 increase for owners. Steve recommended we raise the due by $50 per unit per month which will balance the budget

Landscaping/bushes category	Remove $7500 budgeted	No planting until water leaks are solved
Driveway patching		Possible deletion
Tree care/spraying		Possible deletion

Jane assured us we are sound, but increasing expenses for 2027 will not be met with our current $300 monthly dues.

The Master insurance policy premium increased by 19%. Research last year found premiums between $40,000-$60,000 which is a lot more than we currently pay.

2026 Roof costs: $94,000 was drawn from the reserves for the 1st Brookens payment. The total draw was $175,000. 2nd draw this spring.

Snowplowing: Jane will forward the 2027 increase % to Mike for the meeting.

Landscaping: 2027 JJ Landscaping estimate is 4.19% increase over the 2026 budget. Mike will ask for a formal proposal/contract. Fall cleanup will be in the first 2 weeks of November. JJ will take the branches in the parking lot.

Parking lot drain repair: PLM quote of $6475 to repair the area around the drain grate,. Ruth will ask Tom if this can be postponed until next year.

Complete driveway replacement: $229,885.00 for 55,000 square feet. This will be shared with the unit owners at the Annual Meeting.

Quotes for on-going water leaks for 7032, 7034 and 7069 :

WaterPro Basement Waterproofing, Round Lake Illinois: 3 units to have brick injected for water damping. That is not our water problem.

L. Sutton, Specializing in Concrete and Masonry quote: This involves removing the lower level of bricks and adding a membrane to divert the water. Work will start sometime in January. Approved

Kowalski Plumbing will be here at 1:00 10/28 to look at sump pumps, Building 2 rusty intake valve, and 7054's basement leaking plastic pipe. Mike will meet with him.

Great Lakes 2026 Alarm/sprinkler inspections will be Friday, Nov. 6 from 8:00 am to 12:00 pm. Ruth will notify residents.

Building 2 fire room mold cleaning. Mike will contact companies for quotes to remove the mold.

Luis submitted his bill for tuck pointing maintenance for Building 1, 2 and 5. He will address the other buildings in 2027.

Unit 7021 owner still owes winter parking fine from 4 years, so is ineligible to vote. You must be in good standing to vote or hold office.

Unit 7057 will be sold. Owners are moving Nov. 20.

Mike will address ditch rocks placement at the annual meeting. Ruth suggested a fine should be assessed when they are moved.

The meeting adjourned at 3:00 pm.

Minutes submitted by Ruth Christianson