

**DOMINION PLAZA 1-A PATIO HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FOR MAY 7, 2003**

The following members of the Board of Directors were present:

Preston Marks  
Terry Sopko  
Krystyna Patyk-Ryback  
Ron Ranieri  
Dave Griffin

All board members being present, a quorum was declared.

Also present was Angel Runnion of Williamson Management.  
Scott Ryback

**MINUTES FOR DECEMBER 11, 2002 BOARD OF DIRECTORS MEETING**

The minutes for the December 11, 2002 Board of Directors Meeting were read and reviewed by the members of the Board of Directors. Terry Sopko moved the approval of the minutes. Krystyna Patyk-Ryback seconded the motion. The motion was unanimously passed.

**PRESIDENT'S REPORT**

Nancy Phillips turned over all the Association documents that she had to the prior management company, Jones and Jones who were located in Lisle. Direction was given to Angel Runnion to contact Jones and Jones to see if Jones and Jones had the records. Prior to Jones and Jones acting as the management company, the Association was a self run organization.

Krystyna Patyk-Ryback stated she would get the name of the attorney located in Elmhurst who may have some Association records. The attorney should be contacted to determine if he has Association documents.

**TREASURER'S REPORT**

The treasurer's report was read for the periods of November and December 2002. Terry Sopko moved the approval of the report. Preston Marks seconded the motion. The motion was unanimously passed.

There was discussion about two Association members who are delinquent in payment of their assessment. Those discussions are contained in a separate memo to these minutes for purposes of privacy and privilege.

There were excess funds in the 2002 operating account. A motion was made by Krystyna Patyk-Ryback to transfer the funds to the reserve account. Preston Marks seconded the motion. The motion was unanimously passed.

A discussion took place about switching the Association bank accounts from the Suburban Bank to the Harris Bank. The primary reason is that the Harris Bank provides better information for record keeping and access. Krystyna Patyk-Ryback moved that the Association bank accounts and funds be moved from the Suburban Bank to the Harris Bank. Terry Sopko seconded the motion. The motion was unanimously passed.

### **PROPOSAL TO RELOCATE CARL PERMANIAN'S DRIVEWAY AND SWITCH ENTRANCE TO GARAGE FROM THE SIDE TO THE FRONT**

There was a lengthy discussion concerning the request of Carl Permanian's, 311 Dominion Drive to switch the entrance of his garage from the side to the front which would cause the relocation of his driveway. Dave Griffin moved to reject the proposal to switch the entrance of Carl Permanian's driveway from the side of his garage to the front of his garage and to relocate the driveway. Preston Marks seconded the motion. The motion was unanimously passed.

### **ROOFS**

There was discussion about the condition of the roofs. Five homeowner's have had roof leaks recently. Some of the flashing appears to be rusting. It was decided to have a roofer inspect the roof to determine the life expectancy of the roofs, immediate problem areas, long term needs and to give a report whether there is a need to install new roofs on the buildings. Angel Runnion was directed to hire a roofer to perform the inspection.

Terry Sopko moved to have Angel Runnion hire a roofer to inspect the roofs on the buildings within the Association boundaries and to give a report of said inspection. Krystyna Patyk-Ryback seconded the motion. The motion was unanimously passed.

### **SEEK ATTORNEY TO DETERMINE PRACTICABILITY TO AMEND THE CONDOMINIUM DECLARATION**

A discussion again took place about amending the Condominium Declaration to have the Declaration be similar to a town house association but still complying with the Condominium law. There was discussion about the difficulties of amending the Declaration because of the requirements of the Declaration with reference to common elements and units. It was decided to have an attorney with extensive condominium experience address the Board on the feasibility of amending the Declaration.

Ron Ranieri moved that Angel Runnion contact Steven Blumberg (Bloomberg), an attorney who was believed to be located in Bloomingdale to see if he would address the Board of Directors. If Steven Blumberg was unwilling to address the Board of

Directors, Angel Runnion was authorized to seek another attorney with whom Williamson Management had experience to address the Board of Directors. Terry Sopko seconded the motion. The motion was unanimously passed.

### **PAINTING**

A discussion took place concerning the need for painting the units and replacing any boards that may have rotted. Preston Marks moved that Angel Runnion secure three additional bids based on similar specifications set forth in the existing October 2002 bid. Dave Griffin seconded the motion. The motion was unanimously passed.

### **ADJOURNMENT**

Krystyna Patyk-Ryback moved that the meeting adjourn. Ron Ranieri seconded the motion. The motion was unanimously passed.

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Dave Griffin, Secretary