

Antioch Golf Club Community Association

Board of Directors Meeting

Minutes – Monday, Aug 23, 2021

Call the meeting to order (6:00 PM) at Antioch Township Center I

Board members present were

Jolanta Slusarski

Tom Kolk

Ken Lipski

Teri Crispino

1. Approval of Minutes from May 10, 2021 **Reviewed and approved by BOD.**
2. Treasurer’s Report – Joli (review July 2021 (financials)
 - a. Financial Statements
 1. BBT Checking \$115,937.88
 2. BBR MMA \$ 35,412.38
 3. Receivables \$ 33,802.40
 - b. YTD vs Budget reviewed by Jolanta Slusarski
 - c. Delinquencies
 1. 24941 Nicklaus Way & 24924 Palmer – hearing moved to 8/17/20 due to COVID for pursuit of moneys owed on 2 properties. 8/20/20: Judge found owner in default for failing to appear & continued case to 9/28/20. Pritzker extended moratorium to pursue collections to Mar 6, 2021. Now extended to May 30, 2021. On Apr 23, 2021 received notice of property sale for taxes of year 2017 re 24924 Palmer Ct (empty lot). A petition for a tax deed has been filed to transfer title & possession of property if redemption not made before Sept 29, 2021. Sent to attorneys. On 5/28/21 Pritzker extended to 6/26/21. On 8/10/21 BOD authorized attorney to perform new asset investigation since prior information may be stale. Amounts owed approx. (\$14,000.00)
 2. 2020 association dues unpaid and due – requesting approval to file liens on property for
 - a. 25050 Nicklaus Way (Akorede)
 - b. 39892 Crabapple (Policht)
 - i. **Amounts due on both properties paid by year end 2021. No liens filed.**

3. Treasurer's report on financials approved by BOD.

3. Old Business – **Ratify work previously approved by BOD via email. Ratified by BOD 8/23/21.**
 - a. On 6/24/21 BOD met to approve entering into retainer schedule for services from Kovitz Shifrin Nesbit. We will be paying a monthly (premium) fee of \$575.00 per month.
4. General Updates
 - a. Roads – AGCCA. It has come to our attention that it appears that the roads now show owned by G & G Valley Ridge, LLC. Attorneys original response from June 25th indicating extensive title work has been forwarded to Board members. In order to cut some of the research, Joli located a copy of the deed showing transfer of roadways in 2003 to AGCCA. Upon Inquiry to Lake Co recorder's office, they are sending copy of current deed to Joli. This was recorded with the sale of the golf course. Both documents forwarded to attorney in Sept. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review. Had conference call with attorney to discuss on 12/7/2020 regarding initial results. Attorney to do further research and was given prior golf course owner's attorney information. Communication received 1/29/21. It appears matter regarding roads being worked on with prior owner's attorney. Regarding empty lot on Harbor roads being worked on with prior golf course owner's attorneys. The empty lot on Harbor Ridge and the 2 upfront lots by Trevino, the BOD had additional questions which were sent 2/7/21. BOD's understanding was that those should not have been assessed these taxes and were to review with Lake County.
 - b. Empty lot – It has also been noted that the empty lot has been sold for taxes. PIN 01-25-222-015 known as 39862 Harbor Ridge Dr.. Deed from 2003 located and to be forwarded to attorney. Taxes were sent to West Suburban Bank previously. It seems someone had been filing since 2003 for an open space exemption up until the sale of the golf course. On 9/3/20 BOD gave direction to atty to engage title co to do necessary review. See 4 (b). Redemption of taxes for \$4,779.78 took place May 6, 2021. Attorneys still trying to get signoff from prior golf course owner to properly convey property as of 8/21/21. Attorney that worked on this for prior owner left law firm. JKS provided additional contact info for Bill Smith. This also applies for item c below.
 - c. Same issues for 2 lots at Rt 59 & Trevino which AGCCA has been taking care of since late 2018. With sale of Antioch golf course, appears that property now shows under Valley Ridge. With attorneys Just like b & c above. Redemption of Stonebridge Dr lot and Trevino Lots took place May 6, 2021 for \$1,971.20 and \$3,958.16. Attorneys working with prior owner (Bill Smith) to finalize conveyance of property.
 - d. Property at 40055 Harbor Ridge Drive. Homeowner has begun building home on empty lot. On Friday matter sent to attorneys for formal notification to homeowner. Ms Slusarski has told homeowner that his plans need to be reviewed by AGCCA BOD at least 3 times over the last month. Nothing has been received. Attorney sent letter. Homeowner provided plans which were reviewed by BOD and approved 6/9/21.

- e. Newsletter – Nothing to report
 - f. Per association rules garbage cans are not to be stored outside (by garage door, side of house, etc). Please note this as violations will be sent.
 - g. BOD will be reviewing add'l necessary road repairs to be done in the future. Curb work previously scheduled in late 2020 to be done for Townhouse and villa areas around week of June 7th. We are looking to do extensive road repairs in the next couple of years. We are getting additional estimates and will be reviewing with an engineer. We are reviewing options of a special assessment or a loan to cover the cost.
 - h. 2 sinkholes have been reported in our community – the one again behind 40008 Trevino has reappeared and a second one at the end of Harbor Ridge Dr intersecting at Long Drive. We did receive estimates for the work to be performed from 2 vendors. Due to the uncertainty of the situation and because they were recurring, we had reached out to a civil engineer to review. Information was sent 8/1/21 and no info provided. We have a 2nd name and will be reaching out next week.
 - i. Review resident questions that were sent that have not been addressed above.
 - j. 2021 meeting date –Next meeting will be **Annual Meeting Dec 13, 2021 at 8:00 PM.**
5. Adjourn