

Antioch Golf Club Community Association

Annual Meeting

Board of Directors Meeting

Minutes – Monday, December 12, 2022

Open forum was held at 7:45 PM

President called the meeting to order (8:00 PM) Antioch/Lake Villa Township Center

Roll Call and Quorum Call – there were 12 residents represented and 36 proxies received as of 12/12/2022

Board Members present

Jolanta Slusarski

Teri Crispino

Tom Kolk

Ken Lipski

With those present and by proxy there was no quorum and it was motioned and seconded to adjourn the annual meeting. It was then motioned and seconded to reconvene the AGCCA Board meeting with those present.

1. Minutes of the Annual Meeting held Dec 13, 2021 were approved and seconded.
2. Treasurer's Report covering financials as of Nov 30, 2021 were covered by Joli Slusarski
 - i. BBT Checking (Operating) \$125,344.86
 - ii. BBT MMA (Reserves) \$ 68,073.75
 - iii. Update on delinquencies:
 1. 39793 Crabapple (prior lien filed) Ownership has been verified. - \$3,679.39 Attorneys were authorized to send Notice of Demand Letter on 12/8/22.
 2. 39844 Crabapple (prior lien filed) payment plan agreed to 8/31/22; paying as agreed - \$4,129.82 owed. Monthly payments expected.
 3. 24941 Nicklaus & Palmer – rec'd \$204.61 in Aug and \$200.00 in Dec. Taxes on Nicklaus have been paid. Other alternatives requested on 12/8/22.
 4. Harbor Ridge Condo Association owes \$15,481.50. Joli sent email on 12/9/22.
- b. YTD vs Budget was discussed.
- c. Treasurer's report was accepted, motion made and seconded.

3. Nomination and Election of Directors – we are currently down to 4 BOD members. We need to have a minimum of 5. Additional members are added vial annual election and a majority of the community is needed. Current Board as presented approved and seconded for another year.
4. 2023 Budget with a 10% increase was presented, motioned and seconded by all 4 members of the Board. Increase to cover anticipated road repairs.
5. Ratify approval to have civil engineer prepare bid spec details for all roads identified in plan. Motioned and seconded.
 - a. Also request approval to have engineer have bids be put out for work to be done on Palmer.
6. General Updates
 - a. Road Repair – Ken
 - i. Civil engineer proposals for road repair assessments rec'd from Applied Technologies & Architectural Consulting Group. Have requested final report with corrections. Next step will be to have civil engineer prepare a bid/spec document for all streets so these can be used for RFP's in the future as streets are addressed. Cost of report covering all areas will be \$4,950.00.
 - b. Street sweeping - Teri
 - i. Street sweeping was done In November. Two sweeps will be done in 2023.
 - c. Overnight parking – Teri
 - i. Question from one of the residents re enforcement. Sheriff is unable to enforce HOA parking rules nor are they allowed to access Law Enforcement databases to get owner information. They will provide the BOD with a list of vehicles parked on the street as well as vehicle description, license plate and where the vehicle was parked. The BOD will then send violation letters and fines.
 - ii. If a resident sees someone parking overnight on a regular basis, please let the Management Co know listing the vehicle and resident involved. BOD will have management follow up.
 - d. Other activities such as garage sale or pig roast with golf outing are anticipated. Other substitute activities are also being discussed. Forward your suggestions to Teri Crispino.
7. 2023 meeting dates – at 7:00 PM at the Township Office (if office unavailable, will be held virtually): Check agcca.com website.
 - a. Mon., Feb 13, 2023
 - b. Mon., May 8, 2023
 - c. Mon., Aug 14, 2023
 - d. Mon., Dec 11, 2023 - Annual Meeting at 8:00PM
8. There being no other business, meeting was adjourned.