

LANDMARK SQUARE CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 23, 2025

Checking Account	\$ 19,811.51
Reserve Fund (money market)	\$ 137,108.24
Reserve Fund (cert. of deposit)	\$ 51,471.62
Reserve Fund (cert. of deposit)	\$ 53,796.97

PRESENT: Mark Mahoney, Chuck Ebert, Jeff Bemis, Carol Schaefer, Karen Schulze, Cory Even and Abbey Even

ABSENT: Melissa Benton

The meeting was called to order by Board President, Mark Mahoney at 8:01 a.m.

The final draft of the minutes from the Board of Directors meeting on March 26, 2025 was reviewed. No changes were made. A motion to approve the minutes was made by Karen, seconded by Carol. Motion carried.

REPORTS:

Board President Mark Mahoney discussed having a meeting next week with Abbey and Carol about getting proxy letters out to condo owners whose name appears as the owner but do not reside in the condo. They must give their proxy to vote in writing to who ever resides in the condo. There was also an issue about the Spectrum increase of \$5.00 on May HOA statements. We are looking into this and will report back at the next board meeting.

FINANCIALS:

Melissa was not able to attend the meeting so Jeff caught us up on financial reports. We are constantly looking for ways to save on monthly expenses. One subject was mats found in the entrance, elevators, etc.

They are rented and we are looking into buying our own mats. A motion to accept the financials for March was made by Mark, seconded by Chuck. Motion carried to accept financials, but subject to clarification of reserve tables with Melissa. We also have a CD up for renewal on 4/30/25 (the one for \$51,471.62.) A motion to renew the CD for 13 months at 4% was made by Carol, seconded by Mark. Motion carried.

PROPERTY MANAGEMENT:

Patio repairs will begin in mid May. Finding a lift for the main patio has been difficult due to their weight. Cory has a target maximum of \$75,000 to cover carpentry and coating on patio repairs. A motion was made by Mark to hire Roth Construction to do exterior carpentry work relating to patios and siding at \$75.00 an hour per person but subject to approval of a final contract, seconded by Karen. Motion carried. There are always unknowns to deal with. Painting of white trim and the green on the south side will also begin this summer. The approximate cost of the paint (white and green) at Sherwin Williams will be approximately \$6,000.00 and \$43,400.00 for labor.

SITE COORDINATOR:

Abbey stated she has had very positive comments about the newsletter she started last month. It was decided that starting in May, she will distribute one to every owner. If owners have something they would like Abbey to put in a future newsletter, please let her know.

OLD BUSINESS:

Mark reported that the new LMS website is live. The address to access it is: landmarksquarecondos.org.

Chuck got some prices on new treadmills. He will check out some more options before making a decision on purchasing. The old treadmill in the exercise room will be disposed of by Cory.

The smoking odors/complaints are being monitored.

The printer in the Site Coordinator's office is very expensive to use every month as we get charged for every copy we make. Color copies are even more. Cory is going to call James Imaging once again to see if there are any other options for us until our contract is up with them.

NEW BUSINESS:

The bookshelves in our library on the third floor are getting very full with some double stocked. The board will look into disposing of all the old books on the shelving unit on the second floor and moving it to the third floor to hold some of the overflow. We realize it will not match the shelving units on the third floor.

Cory has a few new projects in the works for Landmark Square. These include power washing the garage, cleaning out the window wells, power washing the main patio and removing the dirt from the two big planters on the main patio to alleviate the leakage of water into the garage. Approximate cost will be around \$1,700.00.

Karen Schulze (unit #113) came before the board to get approval to install a free standing gas fireplace in her condo. She presented pictures, prices and names of who would be installing it. Mark made a motion to allow Karen to move ahead with the fireplace, seconded by Jeff. Motion carried.

Cinco de Mayo will be celebrated on Monday, May 5, 2024 at 5:00 p.m. in the Nemschoff Commons. We will be having a taco bar, margaritas, lemonade, nachos and dessert. A big thank you to Jan Schneider for providing all the makings for the taco bar and the nachos.

The next board meeting will be on Wednesday, May 28, 2025 at 8:00 a.m.

A motion was made by Mark to adjourn at 10:13 a.m., seconded by Karen. Motion carried.

Respectfully submitted by Carol Schaefer, Board Secretary

LANDMARK SQUARE CONDOMINIUM OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 26, 2025

Checking Account	\$ 13,500.42
Reserve Fund (money market)	\$125,867.71
Reserve Fund (cert. of deposit).	\$ 51,471.62
Reserve Fund (cert. of deposit)	\$ 53,796.97

PRESENT: Mark Mahoney, Carol Schaefer, Chuck Ebert, Jeff Bemis, Karen Schulze, Cory Even, Abbey Even and Melissa Benton

The meeting was called to order by Board President, Mark Mahoney at 8:00 a.m.

The final draft of the minutes from the Board of Directors meeting on February 26, 2025 was reviewed. No changes were made. A motion to approve the minutes from February 26, 2025 was made by Chuck, seconded by Karen. Motion passed.

REPORTS :

BOARD PRESIDENT: Mark wanted to thank the board as well as Cory, Melissa and Abbey for all the hard work that has been put in to keep Landmark Square running smoothly. Landmark really is a complex business and it takes a lot of time and hard work to keep it going.

FINANCIALS: The board reviewed the February financial reports with Melissa and Jeff answering any questions. As treasurer, Jeff is getting more familiar with Landmark's finances and is helping Mark review invoices for payment before going to Melissa. A motion to approve the February financial reports was made by Carol, seconded by Karen. Motion passed.

PROPERTY MANAGEMENT: Cory presented the board with some bids for work to be done this spring/summer, most notably porch decks and exterior painting of trim. His biggest concern with the decks is coordinating the carpentry if needed along with resurfacing as well as renting a lift for higher floors. A motion was made by Mark to hire painting contractor Just Like That Painting Solutions to do the exterior painting and caulking of the white trim as well as the green sections on the south side of the building which have faded over the last 15 years. The motion was seconded by Jeff. Motion passed. The bid for the painting of the white trim was \$34,200 and \$9,200 for the green. This does not include the paint. Cory will be purchasing the paint from Sherwin-Williams for approximately \$3,500.

SITE COORDINATOR: Abbey reported that Jeff Bemis from 109 (and a board member) would like to replace some windows in his condominium. It was advised that he find something that would very closely match what is currently installed. Jeff started working with Renewal By Anderson windows and they came up with a window that will do the job. Although there is no model number on this window he would like to install, the name of the window is Acclaim. A motion was made by Mark, seconded by Chuck, to allow Jeff to install this particular window from Renewal by Anderson. Motion carried. The Board agreed that other owners may replace windows with this same manufacturer and style.

Abbey shared with the Board that owners who plan to sell their condo need to notify her of their intent to sell and obtain all requirements from her. It is up to the new owner to call Alliant Energy and Spectrum to get the electric put in their name and set up their Spectrum account and receive the necessary equipment.

OLD BUSINESS: The smoking issues/smells still persist so Cory will be taking appropriate action to resolve the problem.

Now that we are three months into the new year, the Board asked Melissa to give an update on the special assessment approved in 2024. Melissa reported that reminder letters were sent out to several owners this month that had not yet responded on how they would be paying their assessment. About half of those owners have reached out to Melissa.

Mark reported that Chuck Kosy has been here for the last 7 days to tweak and finish up the new Landmark Square website.

The board once again discussed the exercise class and the confusion it has created in regard to payment by Silver Sneakers. Classes shall remain at \$4.00 per class, with Silver Sneakers paying \$3.00 and the participants paying the other \$1.00 for each class. Those with no insurance will pay the full \$4.00 per class themselves. Keeping accurate attendance was also addressed.

NEW BUSINESS: The board discussed that owners need to remember the pet rules. Landmark Square rules require a \$500.00 pet deposit upon moving in. When the pet passes away, owners may not replace that pet with a new pet, but the \$500.00 pet deposit is refunded.

Because of a scheduling conflict recently concerning reservation requests for the 1st Floor commons, the Board discussed how best to move forward. The Social hour has reserved the 1st Floor Commons on a daily basis. A request was made by an owner to reserve the space once a month as a meeting place for for an outside activity during the same time as the Social Hour. After further discussion, the Board decided to approve the owner's request. On that day, the Social Hour can reserve another room if it chooses to do so.

Chuck brought up the idea of purchasing a new treadmill for the exercise room. After some discussion, it was decided that Chuck would get some prices on new commercial grade treadmills and report back at the next meeting. He would like to see if any owners would be willing to donate to the cost. It was decided that we would table the issue of a new treadmill until April's BOD meeting.

Karen wanted to remind everyone that April's activities include the quarterly birthday party on April 10, 2025 for those with birthdays in April, May and June but everyone is invited to attend. Also, there will be an Easter Egg hunt on Tuesday, April 15, 2025 followed by a hot dog lunch in the Nemschoff commons. More information and times will be posted by the elevators closer to the activity.

The next board meeting will be Wednesday, April 23, 2025 at 8:00 a.m.

The meeting adjourned at 10:12 a.m.

Respectfully submitted by Carol Schaefer, Board Secretary

LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION
BOARD OF DIRECTORS MEETING (Final Draft)
February 26, 2025

Checking Account	\$ 10,688.75
Reserve Fund (money market)	\$109,140.51
Reserve Fund (cert. of deposit)	\$ 53,796.97 (maturity date 3/18/25)
Reserve Fund (cert. of deposit)	\$ 51,471.62 (maturity date 4/30/25)

PRESENT: Mark Mahoney, Chuck Ebert, Jeff Bemis, Karen Schulze, Carol Schaefer, Cory Even, Abbey Even and Melissa Benton

The meeting was called to order by President Mark Mahoney at 8:00 a.m.

The draft of the minutes from the Board of Directors meeting on January 29, 2025, was reviewed. No changes needed to be made. A motion to approve the minutes of January 29, 2025, was made by Karen, and seconded by Jeff. Motion carried.

REPORTS:

BOARD PRESIDENT: Mark shared his view on what we could be doing better to make Landmark a greater place to live. He touched on budgeting for upcoming expenses and getting input from residents either through an owner's survey and/or a suggestion box.

FINANCIAL REPORTS/TREASURER: The board reviewed the January financial reports including profit and loss and expense transactions. Melissa and Jeff were able to answer any questions about the financials. Owners will be receiving quarterly the profit and loss statement and the reserve account summary. Melissa reported that she is gathering up all materials needed to have out taxes filed. A motion to accept the financial reports as presented was made by Jeff, seconded by Mark. Motion carried.

PROPERTY MANAGEMENT: Cory has been busy getting proposals for patio repairs, carpentry and painting on the exterior. His goal is to get three bids for all work to be done. For the patios, he received bids from Quasius, Holton Brothers and Masonry Restoration Inc. (MRI) The board reviewed all the bids. Holton Brothers was the highest at \$3,600 per patio, Quasius was \$2,480 per patio and MRI was the lowest at \$1,625. Carpentry work, if needed, was not included. Jeff made a motion to allow Cory to further explore a contract with MRI, seconded by Karen. Motion carried. Cory also received proposals for painting trim on the exterior. One painting contractor was not interested due to the height of the building. The other two came in at \$34,200 and \$60,000. Cory will be following up on these two bids.

SITE COORDINATOR: Abbey is in her second week and gave an update on how everything is going. There is a "Meet & Greet" on Friday, February 28, 2025 in the Nemschoff Commons to meet and welcome Abbey from 12-1. Pizza will be served.

AD HOC COMMITTEE: Due to some health issues, Chuck has only been able to speak with a couple of people about some issues here at Landmark. Cory is going to lend a hand to Chuck and advise him on the specifics of how an ad hoc committee works.

OLD BUSINESS:

Cory gave an update on some issues regarding cigarette/other smoke. Letters have been sent and for right now the situation will be monitored.

Mark reported that the new Landmark Square website is almost complete. Chuck Kosy is coming in March to tweak a few things. Clayton, who is affiliated with a local website vendor, did a lot of the preliminary work and will be contacted to see how much he will charge for updates in the future.

Chuck has been working on getting everything coordinated so insurance will cover the exercise classes, hopefully starting for the February classes. Abbey has met with Matt at the YMCA and is ironing out some of the details.

There are some condominiums here that are owned by someone other than who lives in it. Mark is going to update our records with the help of Abbey and Cory so we may issue proxies to those owners so they can give the occupant the right to vote at our annual meeting.

Mark and Abbey are getting all the paperwork together for state required documents to be disclosed during the sale of a condominium here at Landmark.

NEW BUSINESS:

The Activity Committee is having a repeat of PI Day on Friday, March 14, 2025 in the Nemschoff Commons. There will be a sign-up sheet on the mail table for anyone who would like to donate a pie. It was a big hit last year (who doesn't like pie?) Ice cream and coffee will be served with the pie. Time is 2:00 p.m.

There have been some issues lately in regards to parking in the garage. The board would like to review rules in the parking garage:

1. All owners are assigned a parking spot when they buy a condominium. That is the only spot you are allowed to park in. Unit owners and their family/guests are not allowed to park upon or block access to other owners parking spots. Improperly parked vehicles shall be subject to removal (towing) at owner's expense. If these rules are not followed, the following will happen: First offense: \$25 fine; Second offense: \$50 fine; Third offense: \$100 fine
2. Property Manager, at his discretion, may also banish you from parking in the garage.

If you have any questions or concerns about this, please feel free to contact Cory or a board member.

The next board meeting will be on March 26, 2025 at 8:00 a.m.

A motion to adjourn at 10:15 a.m. was made by Karen, seconded by Mark. Motion carried.

Respectfully submitted by Carol Schaefer, Board Secretary