

**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING/St. Charles Township Offices
Monday, April 20, 2026, at 7:00 P.M.**

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. FINANCIAL/MANAGEMENT REPORTS (Page 1-30)**
 - a. Tax Payments Schedule (Page 31)**
 - b. Emergency Form (Updates in Progress)**
 - c. Inspection Report (Handout Pages 1-35)**
 - d. Proposed letter to homeowners (Page 36)**
- V. BUSINESS MEETING**
 - a. Landscape Committee Update**
 - b. Not Just Grass Sidewalk Reimbursement**
 - Steve B. to update after conversation with Andrew**
 - c. Interior Painting (Work in Progress)**
 - d. Other**
- VI. OPEN MEETING TO HOMEOWNERS**
- VII. EXECUTIVE SESSION / RULES ADJUDICATION**
 - EOC/IOC Update**
- VIII. NEXT SCHEDULED MEETING**

Monday, May 20, 2026
- IX. ADJOURNMENT**

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING
St. Charles Township Offices
March 16th, 2026, 7:00pm

1. CALL TO ORDER

The meeting was called to order 7:00pm.

Those present were:

Mrs. Michelle Mercier Sash	Vice President
Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Mr. Andy Subject	Director
Ms. Debra Rankin	Director
Mrs. Aida Hostert	Director
Mr. Steve Bielunski	President

2. APPROVAL OF AGENDA

- a. Gina Denando makes a motion to approve agenda. Michelle Mercier Sash seconds the motion. Board unanimously approves.

3. HAIL CLAIM UPDATE

- a. David Lockhart (IOC Construction) – Provided a by-building recap of construction. Claim is at \$1.25M with a couple of outstanding items, including gutters.
- b. Board needs to make ASAP decisions on finish selections for approved buildings; so that timeline for all construction can be determined.
- c. Final Skylight in Building 16 to be quoted by IOC. Painting for Building 16 to be removed from April interior painting project.
- d. Steve B called out 'Steps After' once we finalize the Hail Claim:
 - i. Any remaining gutter work
 - ii. Shutters for all buildings
 - iii. Garage Doors + Front Doors – Painting Needs
 - iv. (5) Buildings that were not approved for siding replacement via Hail Claim – Long Term Plan needed.
 - v. Possible Delay in Driveway Sealcoating 4

4. APPROVAL OF THE MINUTES

- a. Steve Bielunski made a motion to approve with Michelle Mercier Sash seconding the motion. Board unanimously approves.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Operating Expenses: \$173,171.64
- b. Reserves: \$488,754.80
- c. Michelle Mercier Sash makes a motion to approve financials. Gina Denando seconded the motion; board unanimously approves.

6. MAINTENANCE REPORT

- a. Board aligns that all exterior maintenance is on hold due to Hail Claim Process.
 - b. Small Bins for dog feces – Board is aligned to send a notice in the next newsletter ensuring that residents politely hide these bins.
7. BUSINESS MEETING
- a. Condo Insurance Coverage: 26-27. Gina Denando makes a motion to approve 2027 quotation. Aida Hostert seconded the motion. Board unanimously approves.
 - b. January 2027 – Board requests that we review competitive Insurance Coverage, with a request for multiple quotes.
 - c. Request for NWP to request \$4K in recouped funds for all sidewalk damage caused by Not Just Grass.
 - d. Mister Natural Spring-Cleaning Quote: Michelle Mercier Sash motions to approve for carpet cleaning. Steven Charles seconded the motion. Scotch guard protection not approved.
 - e. Glen Galis Concrete Quote:
 - i. Andy Subject makes a motion to approve with a second by Michelle Mercier Sash. Board unanimously approves.
 - ii. Request to add Building #17, for a quote total of \$10,500 approved by board for addition.
 - f. Garage Sealcoating: Damico Paving quote for \$8,950 approved by board. Andy Subject made a motion to approve. Aida Hostert seconds motion. Board unanimously approves. Board requests to approve and finalize timing on sealcoating once hail claim construction is approved.
8. NEW BUSINESS
- a. Request that NWP issue a Emergency Form Update Request to all Timbers homeowners in the next 30 days.
 - b. Once contact list is updated, Board requests an updated contact list for all homeowners from NWP for board to reference.
9. OPEN TO HOMEOWNER
- a. Salt Bag Maintenance in Lobby – Salt is old at bottom at bucket. Building 13
 - b. Linda Schrock at 244 Benham Court advised she has been unable to get ahold of NWP for proof of insurance on Condo Association.
 - c. Carollyn Parks-Lee: Advised that physical checks are delayed in payment processing (up to 14 days).
10. EXECUTIVE SESSION / RULES ADJUDICATION:
- a. Board discussed financing options for upcoming Hail Claim.
11. NEXT SCHEDULED MEETING
- a. April 20th, 2026, at 7pm

12. ADJOURNMENT:

The meeting was adjourned at 8:25pm

Respectfully Submitted:

Gina A. Denando, Board Secretary

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
April 20th, 2026, 7:00pm

1. CALL TO ORDER

The meeting was called to order 7:03pm.

Those present were:

Mrs. Michelle Mercier Sash	Vice President
Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Mr. Andy Subject	Director
Ms. Debra Rankin	Director
Mrs. Aida Hostert	Director
Mr. Steve Bielunski	President

2. APPROVAL OF AGENDA

- a. Steve Bielunski makes a motion to approve agenda. Michelle Mercier Sash seconds the motion. Board unanimously approves.

3. HAIL CLAIM UPDATE

4. APPROVAL OF THE MINUTES

- a. Steve Bielunski made a motion to approve with Steve Charles seconding the motion. Board unanimously approves.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Operating Expenses: \$178,048.16
- b. Reserves: \$495,624.38
- c. Gina Denando makes a motion to approve financials. Michelle Mercier Sash seconded the motion; board unanimously approves.

6. MAINTENANCE REPORT

- a. Letter to Residents based on April Walkthrough: Board requests that the letter be re-written with fine schedules that align with Rules & Regulations. Please also add 'PLEASE TAKE NOTICE'. Board approves to send out once edited.
- b. Request to review the base of each stairwell/egress by building and assess action plan by building. Plan to review during next walkaround.
- c. Landscape Committee:
 - i. REQUEST:
 1. Updated Quote from NJG **without** mulching tree rings. To be reviewed
 2. Aeration & Seeding from 2025 – Brian to review invoice form 2025.
 - ii. TO BE REVIEWED IN FALL:
 1. Request to eliminate tree rings completely on the property through aeration and seeding.

2. Request to re-review edging and bed sizes.
 3. Incremental opportunities for landscaping improvements through power washing, water access & trimming.
 - d. Not Just Grass: Reimbursement Update –
 - i. Justification for \$4K was based on per-square cost of sidewalks. Follow up meeting with Andrew from Not Just Grass to be set.
7. BUSINESS MEETING
 - a. Hail Claim Update:
 - i. There is complete breakdown of costs to either pursue or rescind as a Board from the Hail Claim. Board is set to review and further discuss.
8. NEW BUSINESS
9. OPEN TO HOMEOWNER
 - a. Michelle Mercier Sash: Request for architectural request for updates to basement windows. Gina Denando made a motion to approve and Deb Rankin seconded the motion. Board unanimously approved.
10. EXECUTIVE SESSION / RULES ADJUDICATION:
11. NEXT SCHEDULED MEETING
 - a. May 18th 2026 at 7pm

12. ADJOURNMENT:

The meeting was adjourned at 8:18pm

Respectfully Submitted:

Gina A. Denando, Board Secretary