



Northwest

Property Management

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**THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS' MEETING/St. Charles Township Offices**

Monday, October 19, 2026, at 7:00 P.M.

AGENDA

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. FINANCIAL/MANAGEMENT REPORTS**
 - a. Financials (Page 1-30)
 - b. Emergency Form Report (Page 31-35)
- V. OLD BUSINESS MEETING**
 - a. Landscape Committee Update
 - b. Tree Work Completed
 - c. EMT Gutter Cleaning Proposal (Page 36)
 - d. Other
- VI. NEW BUSINESS MEETING**
 - a. IOC Insurance Claim Proposal (Page 37-64)
 - b. NJG Cancellation
 - c. Collection Policy (Page 65-69)
 - d. Adoption of the 2027 Budget (Page 70-72)
 - e. Management Renewal (Hand Out)
 - f. Other
- VII. OPEN MEETING TO HOMEOWNERS**
- VIII. EXECUTIVE SESSION / RULES ADJUDICATION**
 - Rules & Regulations Update
- IX. NEXT SCHEDULED MEETING**

Monday, November 16, 2026/Annual Meeting
- X. ADJOURNMENT**

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
September 21, 2026

1. CALL TO ORDER

The meeting was called to order 7:00pm.

Those present were:

Ms. Gina Denando	Secretary
Mr. Brian Schumacher	Managing Agent
Ms. Debra Rankin	Director
Mrs. Aida Hostert	Director
Mr. Steve Bielunski	President

2. APPROVAL OF AGENDA

- a. Steve Charles makes a motion to approve. Aida Hostert seconds the motion.
Board unanimously approves.

3. HAIL CLAIM UPDATE/INSURANCE CLAIM

4. APPROVAL OF THE MINUTES

- a. Steve Bielunski makes a motion to approve. The board unanimously approves.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Reserves: \$667,060.33
- b. Operating: \$180,084.60
- c. Board requests the \$78K move to the 9110-00 RSV Insurance Claim Contribution for ease of reference of all received funds from Travelers. These funds should be labeled Insurance Claims and not be totaled under reserves.
- d. Request for NWP to verify all payments made by Travelers Insurance to be confirmed
- e. Board requests the \$360 in credits be clarified under fines & violations.
- f. Steve Bielunski makes a motion to approve and Gina Denando seconds the motion. Board unanimously approves.

6. MAINTENANCE REPORT

- a. Damico Sealcoating – Discussion around sub-par finished work and supplies left all over the property for weeks.
- b. Tree Removal Quote – Final quote has been selected. Board has provided approved quote to Brian & NWP to pursue scheduling.

7. BUSINESS MEETING

- i. Resident – past due balance is compounding should be addressed – as balance has been past due since October 2025.

8. NEW BUSINESS

- a. 228 Benham Court Driveway patch proposal – received at \$2.4K. Board does not approve this proposal. Aida Hostert motions to review in 2027. Steve Bielunski seconds the motion. Board unanimously approved the motion in 2027.
 - b. Gutter Cleaning - Board aligns to hold until October 2026 meeting. Steve Bielunski makes a motion to hold and Gina Denando seconded.
 - c. Mister Natural Cleaning Service Quote – Gina Denando makes a motion to approve and Aida Hostert seconds. Board unanimously approves.
9. OPEN TO HOMEOWNER
- a. Gina Denando – advised that 245 Auburn Court (entire building) may have a large spider infestation on exterior of building 15.
 - b. Deb Rankin makes reasonable accommodation request for van parking in driveway.
10. EXECUTIVE SESSION / RULES ADJUDICATION:
- a. IOC Update: Request for confirmation of soft metals replacements and partial replacements by building – so that board can finalize. Email sent to Brian with request of by-building breakout of approved scope of work.
 - b. Board will review Welcome Packet with edits and await updates on Rules & Regulations updates to review at October meeting.
 - c. Board aligns to increase resident assessment to 6.76%. Aida Hostert makes a motion and Gina Denando seconds the motion. Board unanimously agrees.
11. NEXT SCHEDULED MEETING
- a. October 19th 2026 at 7pm

12. ADJOURNMENT:

The meeting was adjourned at 8:53 pm.

Respectfully Submitted:

Gina A. Denando, Board Secretary

THE TIMBERS CLUB CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
St. Charles Township Offices
October 19, 2026

1. CALL TO ORDER

The meeting was called to order 7:00pm.

Those present were:

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

2. APPROVAL OF AGENDA

- a. Gina Denando makes a motion to approve the agenda. Michelle Mercier-Sash seconds the motion. Board unanimously approves the motion.
- b. Adjustment to Agenda: Construction Approval
 - i. \$1,092,289.73 IOC construction through insurance claim
 - ii. Phase 1 of all additional construction work.
- c. Andy Subject makes a motion to ratify the board's agreement to above. Michelle Fey seconds the motion. Board unanimously approves the motion.
- d. Signed contracts handed off to IOC construction.

3. HAIL CLAIM UPDATE/INSURANCE CLAIM

- a. David Lockhart answered all questions regarding Phase 1 of construction projects.
- b. Matte Black paint chosen for chimney stack painting
- c. 2-car slot parking to be utilized per court per project phase
- d. IOC will provide 'workflow' of buildings for all roofs, order of building completion.
- e. Saturday Construction requested by IOC to manage time efficiently.
- f. Notices will be sent to homeowners identifying flow of construction projects, limited parking spaces and clearing of personal items on decks and/or patios during the construction project. Reminding homeowners to move their cars out of garages ahead of their building construction.
- g. Inform Homeowners that antennas are being removed and not replaced.

4. APPROVAL OF THE MINUTES

- a. Steve Bieuliski makes a motion to approve the minutes.

5. FINANCIAL / MANAGEMENT REPORTS

- a. Reserves: \$382,980.00

- b. Operating: \$187,540.00
 - c. Deb Rankin makes a motion to approve with a second motion by Aida Hostert. Board unanimously approves.
- 6. MAINTENANCE REPORT
- 7. BUSINESS MEETING
 - a. Tree Work: Still in progress.
 - b. EMT Gutter Cleaners – Board decides to hold until construction scheduled is provided.
- 8. NEW BUSINESS
 - a. EMT Gutter Cleaners – Board decides to hold until construction scheduled is provided.
 - b. Assessment Collection Policy – Board requests that the \$10 charge be confirmed as part of the assessment collection policy.
 - c. Adoption of 2027 Budget: Steve Charles makes a motion to approve with a second motion by Gina Denando. Board unanimously approves.
 - d. Yellowstone Landscaping: Steve Bielunski makes a motion to approve. Michelle Mercier-Sash seconds. Board unanimously approves Snow & Lawn Contracts. Signed contracts submitted to Brian.
 - e. Termination of NJG Contract: Gina Denando makes a motion to terminate snow contract. Steve Bielunski seconds the motion. Board unanimously approves.
 - f. NWP 2027 Contract – Board reviewing and will get back to NWP.
- 9. OPEN TO HOMEOWNER
 - a. New Homeowners joined from 205 Millington Way. Asked preliminary questions regarding their condo.
 - b. 238 Benham Owner submits ADA compliance for car in driveway exception.
- 10. EXECUTIVE SESSION / RULES ADJUDICATION:
 - a. Rules & Regulations Updates: Board is actively reviewing to provide edits & updates. Then to be submitted to NWP for third party legal review.
- 11. NEXT SCHEDULED MEETING
 - a. November 16th 2026 at 7pm
- 12. ADJOURNMENT:

The meeting was adjourned at 8:21pm.

Respectfully Submitted:
Gina A. Denando, Board Secretary