

Sedgewood Cove Homeowners Association  
Board of Directors Meeting Minutes  
Wednesday, July 16, 2013 6:30 PM

**Attended:**

Sam Challis- President  
Richard Russell- Vice President  
Jan Szczelaszczyk- Treasurer  
Alfred Dahma- Secretary  
Jo Marcus – Cornerstone Management

1. Meeting called to order by Sam Challis at 6:43 P.M.
2. Richard motioned to approve minutes from meeting of May 22, 2013, Jan seconded. All approved.
3. Richard motioned that “The board acknowledges that Joseph Urban and Charles Hiatt withdrew their candidacies for the Board prior to the final vote tally at the May 22 Annual Meeting”. Alfred seconds. All approved.
4. Richard made a motion that “The board acknowledges the resignation of Matt Messmer at the Annual Meeting of May 22, 2013”. Alfred seconded. All approved.
5. Pursuant to the resignation of Matt Messmer during the Annual Meeting of May 22,2013, the newly constituted Board needs to appoint a homeowner to fill Matt Messmer’s unexpired term.
  - a. Jan nominated Radoslaw Buza to the unexpired seat formerly held by Matt Messmer, Alfred seconded, all approved.
6. Richard nominated Sam for President, Jan seconded, all approved.  
Jan nominated Richard for Vice President, Alfred seconded, all approved.  
Alfred nominated Jan for Treasurer, Sam seconded, all approved.  
Sam nominated Alfred for Secretary, Jan seconded, all approved.  
Richard nominated Radoslaw (Radek) for Director, Sam seconded, all approved
7. **Board selection of Officers.** The board has determined our officers to be:
  - a. Sam Challis- President
  - b. Richard Russell- Vice President
  - c. Jan Szczelaszczyk- Treasurer
  - d. Alfred Dahma- Secretary
  - e. Radoslaw (Radek) Buza - Director
8. **Treasurer’s Report**  
Jan motioned to approve the Financial Report as developed by Cornerstone Property Management. Sam seconded, all approved.
9. **Management Report**
  - a. 66370 PO Box for payments. Online Payments- Homeowners need to update auto payments.

- b. Only one bid (three are needed) for the proposed fixing of potholes from 441 to 451 has been received from a vendor (Sergio). Marcus will follow up with the board.
  - c. Letters have been sent to homeowners with grass higher than the city ordinances allow asking them to address the issue. Sam brought up that should there be any extenuating circumstances that affect the homeowner's ability to maintain their property to expectations, to please notify our management company and we will see if we can help.
  - d. A letter to Rivi landscaping following up on earlier e-mails about the mailbox damage will be sent.
10. Jan motioned to appoint the law firm of Kovitz Shifrin & Nesbit as our counsel. Richard seconded. All approved.
11. Jan motioned for the new board to re-evaluate all of our current contracts to insure they provide the best value and service for our association of homeowners. Richard seconded. All approved.
12. Alfred motioned that the minutes starting with our next meeting should state the association's financial status (instead of just being posted on the web), as well as before and after pictures of significant work completed by our vendors. This will provide greater transparency and accountability to the community. Jan seconded. All approved.

### **13. Boating Committee Report**

- a. Richard motioned to amend the name of the Boating and Watercraft committee to become the Boating and Natural Area committee and names the members to be:
  - i. Richard- the board's liaison
  - ii. Eugen Marwuka
  - iii. Dan BartschSeconded by Alfred, all approved.
  
- b. Richard reported that it has come to the board's attention on May 23, 2013 that Joseph Urban and David Higginbotham (previous board members) prior to the communicated deadline of June 1, 2013 sold Eugen's pier for \$100.00 cash to a 3rd party non-Sedgewood Cove resident. This was done without the permission or knowledge of the property owner. A police report of the crime was filed by the victim. The officer was told by Urban and Higginbotham that the actions were taken by them acting as board members. As of this date, the \$100.00 that Joseph Urban and David Higginbotham received from the sale of the pier have not been tendered to the association.
- c. Additionally, subsequent to this incident, a number of homeowners have complained that their personal property (piers) have also gone missing. As of this date, the association has not received any funds from the private sales of these other homeowner's property. Also, sometime shortly after the last Annual Board meeting, two sections of the newly bought Sedgewood cove piers have also gone missing from the Boat Shed.
- d. A police report was filed for criminal vandalism to association property in June. The boat shed locks were vandalized. Both the lock and the hasp were destroyed

and association property is now missing from the shed, in addition to the two new sections of pier.

- e. In addition, it has been reported by a number of homeowners including Mr. Kolz that their property has been vandalized. Mr. Kolz' canoe was removed and submerged under water. Additional homeowners have reported that their property has been vandalized and boat and tethering lines have been severed.
- f. Richard motioned that the board establishes a Safety and Security Committee to review and implement necessary protocols, policies, and actions through our greater community. Jan seconded. All approved

#### **14. Old Business**

Alfred brought up that it has been brought to the board's attention that there are a number of projects that have not been remediated. Asphalt repair, path erosion, trash removal, etc.; the entire south section of the nature trail has been abandoned and is now nearly impassable.

The board agreed to address these issues by prioritizing the needs and addressing them with urgency.

#### **15. New Business**

- a. Arch request for 268- improved retaining wall approved by all.
- b. Arch request for 277- handrail replacement approved by all.
- c. Arch request for 369- trampoline in enclosed area and insurance rider approved by all. Alfred reminded everyone that, in order to be consistent, and so as to not jeopardize someone's new investment, all new pools, trampolines, etc. need to be passed by the board and need to have appropriate insurance coverage. For the association's and the home owner's protection. Specific requirements for this type of apparatus and the correct forms are available on our website:  
[www.sedgewoodcove.org](http://www.sedgewoodcove.org)
- d. Replacement of damaged/stolen signage. Richard motioned to evaluate any missing / needed signage and replace as needed. Sam seconded. All approved.
- e. Richard brought up that unfortunately there have been several near misses by drivers of golf carts and other motorized vehicles. There is already a rule in place forbidding motorized vehicles being on the nature trails at any time. There has also been at least one instance of a crash involving a golf cart and a mailbox. Families with young children walking down the asphalt path to the beach have almost been struck. There have been many complaints by homeowners about these motorized vehicles, and that these golf carts being left all day on the limited grassy area that we all should have equal rights to enjoy, but which has instead come to resemble a parking lot. The effect of this is continued destruction of our wood chip trails, injury to the fragile wetland restoration that is mandated by the Army Corps of Engineers, and a substantial liability exposure should one of these near misses, not miss. This is unfair to the community as a whole. All homeowners should have equal right of undisturbed access and enjoyment of common area community property. We as a Board trust and hope that the drivers of golf carts and other motorized vehicles will understand this and agree.

Sam reminded our fellow homeowners that golf carts are subject to governing Illinois state statutes – regardless of whether they are on a private or a public roadway. Per these state of Illinois Statutes – golf carts and other four wheeled vehicles may only be driven by a licensed driver, and proof of liability insurance must be obtained and present at all times.

Richard motioned that “No motorized vehicles shall be allowed to be driven at any time on an unpaved surface. And that furthermore, no motorized vehicles may be driven on the asphalt path leading to the Beach between the hours of 10:00A and 6:00P. These hours are consistent with the current restrictions concerning vehicles, which are typically used for the launching of boats. Furthermore, in consideration of those drivers of motorized vehicles wishing to transport their personal items to and from the beach, that this be allowed, (outside of the restricted hours) shall be allowed; but in consideration of the community as a whole and their right to free, undisturbed and equal access to community property; golf carts and other motorized vehicles may only remain parked on common area beachfront and parkland for no more than fifteen minutes. This should provide sufficient time to load/unload. After this loading/unloading, golf carts and other motorized vehicles must be driven back to a parking place on that homeowner’s limited common area driveway or garage. In absolutely no instance shall a motorized vehicle be driven on or remain on the asphalt path between the hours of 10:00A and 6:00P”

Given the loud and chaotic disruptions by a small group of homeowners in attendance, and to have time for the homeowner discussions that follow, the Board agreed to table further discussion until the next regularly scheduled meeting.

Sam reminded homeowners that as a courtesy, and in compliance with Village of Lindenhurst Ordinance – all dogs must be restrained by a leash which is held in one’s hand at all times. There have been at least three instances of young children having been bitten and terrorized by unleashed dogs. Also, in compliance with the Lake County Health Department, dog owners are reminded to pick up and remove their dog’s waste immediately.

#### 16. Homeowner discussion

- a. A letter from Chuck Hyatt was presented to the board concerning the May elections. Mr. Hyatt contested the validity of the new Board, and wished for a recount, even though he voluntarily withdrew his candidacy. The board will address his frustration and give a response as soon as possible.
- b. Many homeowners have expressed their concern over the competency of Rivi Landscaping (the association’s landscaper and snow removal vendor hired last year) and asked the board to look into their current contract. The board agreed to address this with urgency.
- c. Due to the vandalism at the boating shed, many homeowners expressed extreme displeasure at the loss of their personal property stored in the shed. It was noted

that since the Boat shed was first constructed, its sole purpose was for the safe storage, and ready access of tools, implements, machinery, piers, ropes and buoys necessary for the proper upkeep and maintenance of our common areas.

For both Safety and security of property reasons, access to this shed had been strictly limited to current Board members only.

There has not ever been a motion made and passed by any prior Board contravening this, nor has any notice been given to Boaters that they may use this shed for storage of their personal items. Fair use would mean that 134 homeowners should have equal access to this small shed as an auxiliary storage facility which would be impractical.

The small number of homeowners insisted and shouted that they should continue to have unlimited access to this shed, for their personal purposes.

The Board understood that the SCHOA property that had once been stored was now missing, and that nothing of value was now left in this shed. That unfortunate discovery, and the loud chaotic insistence by this small group has led the Board to let homeowners continue this use until the fall. Once all of their various items have been removed in the fall (by September 30, 2013) to make room for the winter storage of the piers, the board will ask the Boating and Natural Area committee to evaluate the future use of the shed and propose solutions for 2014.

- d. Many homeowners in attendance expressed the desire to be considered for the two proposed committees. Cornerstone Management presented a sign-up sheet for anyone to enter his or her names for consideration.
  - e. Kris Rigan brought up the need to address anchoring the swim platform. He offered to estimate the costs and report back to the board what needed to be done.
17. Next meeting announced for November 15, 2013 at 6:30 PM at the Lindenhurst Village Hall

Meeting adjourned at 9:10 PM  
Respectfully Submitted,  
Alfred Dahma  
Secretary