

**MINUTES**  
**CHESAPEAKE FARMS HOMEOWNER'S ASSOCIATION**  
**BOARD OF DIRECTOR'S MEETING**  
**WEDNESDAY, NOVEMBER 4, 2015**

**DATE AND TIME:** Pursuant to Article 3, Section 3 of the Chesapeake Farms Homeowner's Association a regular meeting of the Board of Directors was held on Wednesday, November 4, 2015 at 7:00 P.M. at the Grayslake Public Library, Room A.

**MEETING:** The President, Tony Durnil, opened the meeting at 8:00 pm.

**QUORUM:** The following directors were present: Tony Durnil (TD), President; Linda McNeilly (LM), Treasurer; Lynne Witkowski (LW), Secretary; Chris Detweiler (CD), Landscape Chair; Candi Gerfin (CG), Social Chairman. Kalman Management (KM), Inc. was represented by Allen Kalman (AK) and David White (DW).

**MINUTES:** The minutes of the August 5, 2015 meeting were distributed, read and corrected. Two corrections were made – (1) "The pool party had 100 to 150 people in attendance" – from over 150 people; (2) "To be adopted at Board meeting in November" – from annual meeting. There being no other corrections, a motion was made by TD to accept the minutes as corrected. Seconded by CG. All in favor – motion passed, minutes accepted.

**FINANCIAL REPORT:** The financial report was distributed by KM. 61 homeowners are delinquent on their assessments.

**TREASURER'S REPORT:** No new report due to board elections and new responsibilities. TD to follow-up with Patti Thiele, former Treasurer, for information on the website annual fee and new signature cards at State Bank of the Lakes.

**MANAGEMENT REPORT:** No new items.

**COMMITTEE REPORTS:**

- Social – dates for garage sale (June) and pool party (July) to be set at February board meeting.
- Fence – last phase (behind McDonalds/Culvers) of replacement in 2016. Need to fix a few pickets along Lake Street.
- Landscape – received TruGreen proposal (fertilizer/weed of common areas). Proposal from Mitch's Green Thumb Landscaping for mulch is high. CD to review Mitch proposal for annual contract along with other proposals and determine next steps at next meeting.

**OLD BUSINESS:** 2016 budget. TD made a motion to accept proposed 2016 budget. Seconded by CG. All in favor – motion passed, budget accepted.

NEW BUSINESS: The current chesapeakefarms.org webpage is managed by the board. There is no expertise on the board for webmaster. KM recommended ATHOMENET.com as a new provider – with added services (i.e. bill pay). TD made a motion to adopt the use of ATHOMENET as our website provider and spend the approved budget for their services. Seconded by LW. All in favor – motion passed. Review of menu services to be review at next meeting.

Officer slate:

President – Tony Durnil, also Fence Chair

Vice-President – Paul Revis

Secretary – Lynne Witkowski

Treasurer – Linda McNeilly

Social Chair – Candi Gerfin

Landscape Chair – Chris Detweiler

TD made a motion to accept the above slate and accept the above as 2016 board appointments. Seconded by LW. All in favor – motion passed.

TD to identify dates in 2016 for quarterly meetings.

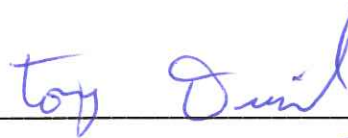
ADJOURN: A motion to adjourn the meeting was made at 8:46 pm by TD, seconded by CG. All in favor.

Respectfully submitted,



~~Linda McNeilly~~, Secretary – Date 2-3-16

Lynne Witkowski



Tony Durnil, President – Date 2-3-16