



Country Club Manor
Condominium Association
35A Crystal Court
Pontiac, IL 61764

Website: www.ccmcassoc.org

Country Club Manor Association Board Members Meeting Minutes held on April, 10th, 2025.

The Country Club Manor Association board meeting was called to order by Dale Simmons at 6:30pm.

The board members present were Louis Kehinde, Pete Beebe, Dale Simmons, and Christine Dragger.

The meeting was by Zoom.

The minutes of March 13th. Board members' meeting was read by Louis Kehinde. Motion to accept the minutes was made by Pete Beebe and seconded by Christine Dragger. Motion carried to accept the minutes.

The treasurer's report was read by Christine Dragger on behalf of Fran Ramos. Motion was made to accept the treasurer's report by Dale Simmons and seconded by Louis Kehinde. Motion carried to accept the treasurer's report.

Checking Balance: \$54,574.78

Savings Balance: \$7,767.20

Business:

Dale Simmons reported that the painter for our buildings has offered to paint for the sum of \$10,500.00 each for materials and labor. After deliberations, Louis Kehinde made a motion to have two buildings painted this year, Pete Beebe seconded the motion. Motion carried to have buildings 1 and 2 painted this year.

Pete Beebe reported that he replaced the damaged ceiling tiles in the community room.

The board agreed to remind all owners that no repairs or changes to buildings are to be made by owners outside of each owners' units. Also, plumbing and electrical works inside the units that requires city code standards should be done by licensed and insured professionals.

Christine Dragger motioned for the meeting to be adjourned and seconded by Louis Kehinde. Motion carried to adjourn.

The board meeting ended at 6:49pm. The next board meeting will be on the 8th of May, 2025 at 6:30 pm.

Country Club Manor Condominiums
Treasurer's Report
March 1 to March 31, 2025

| <i>DESCRIPTION</i> | <i>CURRENT</i> | <i>PREVIOUS</i> | <i>TOTAL</i> | <i>BUDGET</i> |
|-----------------------|--------------------|-----------------|--------------------|---------------|
| CHECKING ACCOUNT | \$53,839.59 | | \$53,839.59 | |
| UNIT DUES | \$7,582.00 | \$43,026.00 | \$50,608.00 | \$106,302.00 |
| SPECIAL ASSESSMENT | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| INTEREST EARNED | \$2.23 | \$8.51 | \$10.74 | |
| TOTAL FUNDS FOR MONTH | \$61,423.82 | | | |

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|----------|------------|-------------|--------------------|
| EXPENSES | \$6,849.04 | \$28,714.35 | \$35,563.39 |
|----------|------------|-------------|--------------------|

| | | | |
|------------------|-------------|--|--------------------|
| CHECKING BALANCE | \$54,574.78 | | \$54,574.78 |
|------------------|-------------|--|--------------------|

| <i>ITEMIZED EXPENSES</i> | <i>AMOUNT</i> | <i>PREVIOUS</i> | <i>YR TO DATE</i> | <i>BUDGET</i> | <i>BUDGE VAR.</i> |
|----------------------------------|-------------------|--------------------|--------------------|---------------------|--------------------|
| WATER | \$1,343.31 | \$4,567.44 | \$5,910.75 | \$12,300.00 | \$6,389.25 |
| SEWER TAX/GARBAGE | \$1,708.83 | \$6,810.56 | \$8,519.39 | \$19,200.00 | \$10,680.61 |
| ELECTRICITY | \$272.95 | \$1,012.10 | \$1,285.05 | \$3,300.00 | \$2,014.95 |
| HEAT COMMUNITY ROOM | \$21.99 | \$85.75 | \$107.74 | \$300.00 | \$192.26 |
| BUILDING INS. | \$2,129.83 | \$8,519.28 | \$10,649.11 | \$25,600.00 | \$14,950.89 |
| CLEANING | \$520.00 | \$1,838.51 | \$2,358.51 | \$6,000.00 | \$3,641.49 |
| GROUNDS MAINTENANCE | \$315.00 | \$2,625.00 | \$2,940.00 | \$9,000.00 | \$6,060.00 |
| LANDSCAPE IMPROVEMENTS | \$0.00 | \$0.00 | \$0.00 | \$1,000.00 | \$1,000.00 |
| PAINTING | \$0.00 | \$0.00 | \$0.00 | \$8,000.00 | \$8,000.00 |
| SNOW REMOVAL | \$0.00 | \$0.00 | \$0.00 | \$1,200.00 | \$1,200.00 |
| PROFESSIONAL/TAXES/SEC OF ST FEE | -\$4.95 | \$38.12 | \$33.17 | \$20.00 | -\$13.17 |
| CONTINGENCY | \$0.00 | \$0.00 | \$0.00 | \$100.00 | \$100.00 |
| MISC. SUPPLIES | \$0.00 | \$32.59 | \$32.59 | \$300.00 | \$267.41 |
| MISC. REPAIRS | \$542.08 | \$845.00 | \$1,387.08 | \$20,000.00 | \$18,612.92 |
| REFUND OF DUES | \$0.00 | \$2,340.00 | \$2,340.00 | \$0.00 | -\$2,340.00 |
| TOTAL EXPENSES | \$6,849.04 | \$28,714.35 | \$35,563.39 | \$106,320.00 | \$70,756.61 |

SPECIAL ASSESSMENT EXPENSES--None currently planned

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|-----------|--------|--------|--------|--------|---------------|
| Project 1 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Project 2 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

| | |
|--------------------------------|-------------------|
| GRAND TOTAL OF EXPENSES | \$6,849.04 |
|--------------------------------|-------------------|

| | <i>BALANCE</i> | <i>INTEREST</i> | <i>DEPOSIT</i> | <i>TOTAL</i> |
|-----------------------------|--------------------|-----------------|----------------|--------------------|
| CHECKING ACCOUNT BAL. | \$54,574.78 | | | \$54,574.78 |
| SAVINGS ACCOUNT BAL. | \$7,766.24 | \$0.96 | \$0.00 | \$7,767.20 |
| END OF MONTH AVAILABLE CASH | \$62,341.02 | \$0.96 | \$0.00 | \$62,341.98 |