



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

Website: www.ccmcassoc.org

Country Club Manor Association Annual Members Meeting Minutes held on February, 23rd, 2025.

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

The board members present were Louis Kehinde (by Phone due to the flu), Pete Beebe, Dale Simmons, Fran Ramos and Christine Dragger.

The minutes of January 9th board meeting was read by Louis Kehinde. Motioned to accept the minutes was made by Christine Dragger and seconded by Fran Ramos. Motion carried to accept the minutes.

The treasurer's report was read by Fran Ramos. Motion was made to accept the treasurer's report by Pete Beebe and seconded by Dale Simmons. Motion carried to accept the treasurer's report.

Checking Balance: \$51,904.20

Savings Balance: \$7,766.24

Business:

After deliberations, the board voted to appoint Vermillion Valley Painting to paint our buildings this year as long as Dale Simmons confirm that open decks and stairs will be included. The cost will be \$10,500 per building. The plan is to complete 3 buildings this year to catch up with the schedule.

The board continues to searching for a better deal on the insurance of our buildings.

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

The board meeting ended at 7:05pm. The next board meeting will be on the 13th of March, 2025 at 6:30 pm.

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

DESCRIPTION	CURRENT	PREVIOUS	TOTAL	BUDGET
CHECKING ACCOUNT	\$50,748.05		\$50,748.05	
UNIT DUES	\$7,415.00	\$26,448.00	\$33,863.00	\$106,302.00
SPECIAL ASSESSMENT	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST EARNED	\$2.33	\$4.07	\$6.40	
TOTAL FUNDS FOR MONTH	\$58,165.38			

EXPENSES	\$6,261.18	\$15,223.45	\$21,484.63
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CHECKING BALANCE	\$51,904.20	\$51,904.20
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ITEMIZED EXPENSES	AMOUNT	PREVIOUS	YR TO DATE	BUDGET	BUDGE VAR.
WATER	\$1,037.82	\$1,975.47	\$3,013.29	\$12,300.00	\$9,286.71
SEWER TAX/GARBAGE	\$1,665.50	\$3,256.72	\$4,922.22	\$19,200.00	\$14,277.78
ELECTRICITY	\$251.78	\$475.57	\$727.35	\$3,300.00	\$2,572.65
HEAT COMMUNITY ROOM	\$21.29	\$42.52	\$63.81	\$300.00	\$236.19
BUILDING INS.	\$2,129.79	\$4,259.66	\$6,389.45	\$25,600.00	\$19,210.55
CLEANING	\$0.00	\$1,188.51	\$1,188.51	\$6,000.00	\$4,811.49
GROUNDS MAINTENANCE	\$1,155.00	\$840.00	\$1,995.00	\$9,000.00	\$7,005.00
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	\$0.00	\$0.00	\$0.00	\$20.00	\$20.00
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00
MISC. SUPPLIES	\$0.00	\$0.00	\$0.00	\$300.00	\$300.00
MISC. REPAIRS	\$0.00	\$845.00	\$845.00	\$20,000.00	\$19,155.00
REFUND OF DUES	\$0.00	\$2,340.00	\$2,340.00	\$0.00	-\$2,340.00
TOTAL EXPENSES	\$6,261.18	\$15,223.45	\$21,484.63	\$106,320.00	\$84,835.37

SPECIAL ASSESSMENT EXPENSES--None currently planned

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	\$6,261.18
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	BALANCE	INTEREST	DEPOSIT	TOTAL
CHECKING ACCOUNT BAL.	\$51,904.20			\$51,904.20
SAVINGS ACCOUNT BAL.	\$7,766.24		\$0.00	\$7,766.24
END OF MONTH AVAILABLE CASH	\$59,670.44	\$0.00	\$0.00	\$59,670.44