



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

Website: [www.ccmcassoc.org](http://www.ccmcassoc.org)

### **Country Club Manor Association Board Members Meeting Minutes held on May 8th, 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 Fran Ramos.

The minutes of April 10<sup>th</sup>, Board members' meeting was read by Louis Kehinde. Motion to accept the minutes was made by Fran Ramos and seconded by Pete Beebe. Motion carried to accept the minutes.

Member present was Charlie Grotevant

The treasurer's report was read by 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:** \$55,651.76

**Savings Balance:** \$7,767.20

#### **Business:**

Dale Simmons reported that the painting of the buildings will be starting soon. Pete Beebe reported the replacement of damaged ceiling tiles in the community room.

Charlie Grotevant reported that the cleaner of his unit's dryer vent discovered that it was clogged up due to moisture and also noticed a pool of water in the northwest corner of the crawl space under his unit. The board agreed to follow up this report as soon as possible. Gary Boldt will be appointed to investigate and report back to the board with recommendations to solve the problem. The crawl space under unit 41 will also be checked for pipe water leak.

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

The board meeting ended at 6:49pm. The next board meeting will be on Friday the 13<sup>th</sup> of June, 2025 at 6:30 pm.

Country Club Manor Condominiums  
Treasurer's Report  
April 1 to 30, 2025

DESCRIPTION	CURRENT	PREVIOUS	TOTAL	BUDGET
CHECKING ACCOUNT	\$54,574.78		<b>\$54,574.78</b>	
UNIT DUES	\$7,020.00	\$50,608.00	<b>\$57,628.00</b>	\$106,302.00
SPECIAL ASSESSMENT	\$0.00	\$0.00	<b>\$0.00</b>	\$0.00
INTEREST EARNED	\$2.34	\$10.74	<b>\$13.08</b>	
TOTAL FUNDS FOR MONTH	<b>\$61,597.12</b>			
EXPENSES	\$5,945.36	\$35,563.39	<b>\$41,508.75</b>	
CHECKING BALANCE	\$55,651.76		<b>\$55,651.76</b>	

ITEMIZED EXPENSES	AMOUNT	PREVIOUS	YR TO DATE	BUDGET	BUDGE VAR.
WATER	\$1,309.88	\$5,910.75	\$7,220.63	\$12,300.00	<b>\$5,079.37</b>
SEWER TAX/GARBAGE	\$1,684.07	\$8,519.39	\$10,203.46	\$19,200.00	<b>\$8,996.54</b>
ELECTRICITY	\$280.22	\$1,285.05	\$1,565.27	\$3,300.00	<b>\$1,734.73</b>
HEAT COMMUNITY ROOM	\$21.36	\$107.74	\$129.10	\$300.00	<b>\$170.90</b>
BUILDING INS.	\$2,129.83	\$10,649.11	\$12,778.94	\$25,600.00	<b>\$12,821.06</b>
CLEANING	\$520.00	\$2,358.51	\$2,878.51	\$6,000.00	<b>\$3,121.49</b>
GROUNDS MAINTENANCE	\$0.00	\$2,940.00	\$2,940.00	\$9,000.00	<b>\$6,060.00</b>
LANDSCAPE IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$1,000.00	<b>\$1,000.00</b>
PAINTING	\$0.00	\$0.00	\$0.00	\$8,000.00	<b>\$8,000.00</b>
SNOW REMOVAL	\$0.00	\$0.00	\$0.00	\$1,200.00	<b>\$1,200.00</b>
PROFESSIONAL/TAXES/SEC OF ST FEE	\$0.00	\$33.17	\$33.17	\$20.00	<b>-\$13.17</b>
CONTINGENCY	\$0.00	\$0.00	\$0.00	\$100.00	<b>\$100.00</b>
MISC. SUPPLIES	\$0.00	\$32.59	\$32.59	\$300.00	<b>\$267.41</b>
MISC. REPAIRS	\$0.00	\$1,387.08	\$1,387.08	\$20,000.00	<b>\$18,612.92</b>
REFUND OF DUES	\$0.00	\$2,340.00	\$2,340.00	\$0.00	<b>-\$2,340.00</b>
<b>TOTAL EXPENSES</b>	<b>\$5,945.36</b>	<b>\$35,563.39</b>	<b>\$41,508.75</b>	<b>\$106,320.00</b>	<b>\$64,811.25</b>

**SPECIAL ASSESSMENT EXPENSES--None currently planned**

Project 1	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>
Project 2	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>

**GRAND TOTAL OF EXPENSES** **\$5,945.36**

	BALANCE	INTEREST	DEPOSIT	TOTAL
CHECKING ACCOUNT BAL.	\$55,651.76			<b>\$55,651.76</b>
SAVINGS ACCOUNT BAL.	\$7,767.20		\$0.00	<b>\$7,767.20</b>
END OF MONTH AVAILABLE CASH	<b>\$63,418.96</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$63,418.96</b>