

**LOWELL HOUSE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
September 26, 2023**

A meeting of the Board of Directors of the Lowell House Condominium Association (the "Association"), an Illinois not-for-profit corporation, was held at 6:30 p.m. on September 26, 2023, in person and via Zoom videoconference, pursuant to notice duly given to all unit owners.

Present: Dave DeVries, President
Phil Niedziela, Vice President
John Berchem, Treasurer
Ann Marie Calacci, Secretary
Karen Dournebos, Director
Stephen Rossi, Director (joined meeting at 6:38 p.m.)

Also present were Kathleen Dornin, Property Manager, and Milena Radjenovich, Property Supervisor, of Chicagoland Community Management, Inc, and, later, Josh Daugherty of Robertson Ryan & Associates. Barbara A. Roberts acted as Recording Secretary. Board directors Angela Chereso, Marc DeMoss and Louise Pauly were not present.

CALL TO ORDER

There being a quorum in attendance, Mr. DeVries called the meeting to order at 6:31 p.m. He stated that the purpose of the meeting was to review and approve the insurance coverage renewal proposed by Robertson Ryan, as well as to approve distributing the budget to unit owners for their review.

ACTION AND DISCUSSION ITEMS

Budget Review and Distribution to Unit Owners

Mr. Berchem stated that the Board was to review and discuss the various categories in the proposed 2024 budget before approving distribution of the proposed budget to unit owners for their review. He announced that the proposed 2024 assessment increase would be 2.7%. Mr. Berchem then reviewed and commented on the line items in the various budget categories, noting which have increased, decreased or remained the same as in 2023. Discussion ensued about the increases and decreases, and especially about ways of handling the increasing number of packages that are received each day, including the need to engage temporary staff from time to time, especially during the holiday season. Mr. DeVries noted that the budget itself is not being approved at this meeting, only its distribution to unit owners, such that various line items can be adjusted as needed later before the budget is submitted for approval at the next Board meeting. ***Mr. Berchem moved to distribute the proposed 2024 Budget, showing a 2.7% assessment increase, to unit owners for their review. Mr. Niedziela seconded the motion, and it passed unanimously.***

During the discussion, Stephen Rossi joined the meeting at 6:38 p.m., and Josh Daugherty of Robertson Ryan & Associates joined the meeting at 6:45 p.m.


Building Insurance Renewal

Ms. Dornin explained that the Association's current one-year insurance contract will end on September 30, 2023, and reminded those present that the Association changed over from Alliant-Mesirow to Robertson Ryan & Associates last year. She asked that Mr. Daugherty explain any premium increases going into the 2023-2024 coverage year. Mr. Daugherty stated that his firm offered an increased

building limit, as well as reduced premiums on some of the ancillary insurance lines. He noted that the property insurance marketplace is in a very poor position, with the top 30 carriers in the country experiencing increased loss ratios, and that, as a result, reinsurance has been greatly affected by numerous catastrophes as well as weather-related damage. Mr. Daugherty stated that increased inflation has also resulted in property insurance increases, and that carriers are reevaluating buildings and underwriting them with new replacement cost models. He added that Lowell's building limit increased from \$63 million to \$79 million, with concomitant rate increases from every property insurance company, and stated that the various insurance companies that were approached to provide a condominium association insurance package for Lowell House could not compete with the offering from Greater New York Insurance. Discussion ensued about the increased building replacement cost and about carriers' losses experienced nationwide. Mr. DeVries confirmed that the Association has no alternative but to accept the offering from Greater New York, noting that increasing the deductible would have saved the Association very little. He also stated that it is very important to maintain the \$25 million umbrella policy. **Mr. Berchem moved to approve the following insurance coverage for the period of September 30, 2023, through September 30, 2024, for a total premium not to exceed \$76,180.00: Property and General Liability coverage with Greater New York Insurance; Fidelity Bond, Crime and Directors and Officers coverage with Philadelphia Indemnity Insurance Company; Workers Compensation coverage with Employers Preferred Insurance Company; Cyber Liability coverage with certain underwriters at Lloyds; and Umbrella coverage with Great Point Insurance Services. Mr. Rossi seconded the motion, and it passed unanimously.**

ADJOURNMENT

There being no further business to be brought before the Board, upon motion duly made by Mr. Rossi, seconded by Mr. Berchem and unanimously approved, the meeting was adjourned at 7:00 p.m.



Ann Marie Calacci, Board Secretary