

**Regular Meeting Minutes  
Monday, December 15th, 2025**

**1. Opening of the Meeting**

**1.01 - Call to order and roll call** - *The meeting was called to order at 7:00 pm by Mrs. Carson*  
Present: Lisa Carson, Christina Lee, Sharon Wells, Jessica Tyner, Joe Young, Samantha Johnson

Absent: Rodney Cummings

Also Present: Elizabeth Blood, Louis F. Cainkar Ltd, Anna Wiszowaty, Baker Tilly, Dan Eallonardo ICS, Craig Meadows, Studio GC

**1.02 - Public Comment** - None

**1.03 - Approval of the Regular Board Meeting Minutes November 17th, 2025**

Motion to approve the November 17th, 2025 meeting with amendments. Motioned by: Mrs. Carson,  
Seconded by: Ms. Lee. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mr. Young

Abstain: Mrs. Tyner

**2. Monthly Report**

**2.01 - Financial Report** - Motion to approve the financial report as presented. Motioned by: Mrs. Carson,  
Seconded by: Mr. Young. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**2.02 - Attorney's Report** - No report

**2.03 - President's Report** - No report

**2.04 - Director's Report**

- ComEd updates
- Phone service in trailer

**3. Discussion**

**3.01 - Architect Update**

**3.02 - Construction Update**

- 5 weeks behind schedule
- Sewer connection needs to take place
- Preliminary design from ComEd
- Additional EV charging spaces
- Issue Log Review
- Furniture Discussion

**4. New Business**

**4.01 - Approval of Geocon Invoice 202512032**

- Motion to approve GeoCon Invoice 202512032 of \$3,039.50. Motioned by: Mrs. Carson.  
Seconded by: Mrs. Tyner. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**4.02 - Approval of Geocon Invoice 202512010**

- Motion to approve GeoCon Invoice 202512010 of \$3,180. Motioned by: Mrs. Carson. Seconded by: Mrs. Wells. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**4.03 - Approval of Geocon Invoice 202511154**

- Motion to approve GeoCon Invoice 202511154 for \$16,390. Motioned by: Mrs. Carson. Seconded by: Ms. Lee. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**4.04 - Approval of StudioGC Invoice 23044.15**

- Motion to approve StudioGC Invoice 23044.15 of \$4,317.43. Motioned by: Mrs. Carson. Seconded by: Mr. Young. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**4.05 - Approval of ICS Invoice 1669**

- Motioned to approve ICS Invoice 1669 of \$4,310. Motioned by: Mrs. Carson. Seconded by: Mrs. Tyner. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**4.06 - Approval of CertPay LoDestro Invoice 006-23044**

- Motioned to approve CertPay 006-23044 \$346,340. Motioned by: Mrs. Carson. Seconded by: Mr. Young. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

**4.07 - Approval of CertPay Lodestro Invoice 007-23044**

- Motioned to approve CertPay Invoice 007-23044 \$312,015. Motioned by: Mrs. Carson. Seconded by: Mrs. Wells. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

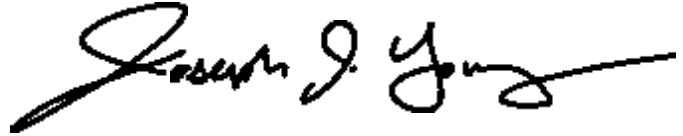
**5. Adjournment**

**5.01 - Next meeting Date January 19th, 2026 at 7 PM**

**5.02 - Adjournment of the Meeting**

- Motion to adjourn meeting by: Mrs. Carson, Seconded by: Mr. Young. Ayes: Mrs. Carson, Mrs. Wells, Ms. Lee, Mrs. Johnson, Mrs. Tyner, Mr. Young

*Meeting Adjourned 7:55 pm. Minutes prepared by: Joseph Young*

A handwritten signature in black ink that reads "Joseph J. Young". The signature is written in a cursive style with a long horizontal stroke at the end.