

Management meeting with Baum

5/14/07

- 1) Baum Property management, Ltd. AAMC
- 2) Office on Randall off Illinois.
- 3) Summer wind, Farnwood, Gingerwood(rte 56). They specialize in HOH
- 4) Tall grass, Stone bridge, Oakhurst, White eagle
- 5) Inspector service- they do a picture with a violation notice. Monthly visits.
- 6) Webpage: no charge to homeowners.
- 7) Do Topps webpage for associations.
- 8) \$150.00 for topps service webpage per month.
- 9) They will get 6-7 bids per service, which keeps their fees down.
- 10) Attached is a booklet with information that they provide.
- 11) Company profile attached.
- 12) They have 2 receptionists.
- 13) They do not do taxes.
- 14) They e-mail a lot.
- 15) They do not keep a log of calls.
- 16) They do not call if someone does not pay.
- 17) They send lawyer letter for \$50.00 to people that have not paid.
- 18) %80 return on the \$50.00 letter.
- 19) \$300-\$400 for a force able letter.
- 20) Knows a lot of lawyers and officials with in Aurora and North Aurora.
- 21) Bank at Old Second if we use them.
- 22) Educational seminars once a year for boards.
- 23) 11 people on the staff.
- 24) \$995.00 a month.
- 25) \$.49 for a stamp.
- 26) Closing letters are charged to the people.
- 27) They use Acres landscaping out of Plainfield.
- 28) 2 year contract, 1st year-\$11,940.00: 2nd year-\$12,600.00, (%5)
- 29) 30-day cancellation policy.
- 30) We will not find anyone with in the state of Illinois who knows anything more than the Service of Baum Property Services according to Michael Baum.
- 31) www.Baumprop.com