

# Park Tower CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD • CHICAGO, IL 60640 • (773) 769 3250 • FAX (773) 769 0047

## Board of Directors Meeting Monday June 9, 2014 Minutes

**In Attendance** George Pauley, President; Michael Parrie, 1<sup>st</sup> Vice President; Tom Wartowski, 2<sup>nd</sup> Vice President, Betty Terry-Lundy, Secretary; David Nicosia, Treasurer; David Barnhart, Property Supervisor; Tim Patricio, Property Manager; Mavis Mather, Assistant Manager Business Operations

**Call to Order: (8:04PM)**

**Roll Call** Five Board Members were present constituting a Quorum as defined by the Association's Declarations and the Illinois Condominium Property Act.

Topic/Reports	Information
Budget and Finance Committee: Jean Shamo	The next Budget and Finance Committee meeting is scheduled for June 18, 2014 at 4:30PM in the party room.
Social Committee: George Pauley	The July 4 <sup>th</sup> part is around the corner, anyone interested in volunteering should contact the Management Office.
ASCO: David Nicosia	The ASCO meeting was rescheduled for tomorrow night.
Board Report: George Pauley	This has been a very difficult election period for all involved. When the results are announced I am hoping that the elected Board will be able to move forward and work as a team

Topic/Agenda Item	Result/Action Item
Motions from Closed Session	<p>Upon motion by Tom Wartowski and seconded by George Pauley, the Board voted unanimously to find 19 unit owners who have not provided proof of insurance to the Association and received a Notice of Violation dated April 4, 2014 for hearings to consider the matter before the Rules Committee meeting held April 16, 2014, and to find 25 unit owners who have not provided proof of insurance to the Association and received a Notice of Violation dated May 5, 2014 for hearings to consider the matter before the Rules Committee meeting held May 24, 2014, be found in violation of Rules under Section "Insurance", and a fine be imposed against said unit owners in the amount of \$100.00 plus the cost of forced place insurance.</p> <p>Upon motion by Tom Wartowski and seconded by George Pauley, the Board voted unanimously to find a unit owner responsible for violating the Association's construction procedures as described in the Notice of Violation dated March 31, 2014 and considered at the Rules Committee meeting and hearing dated April 16, 2014, and that such conduct constitutes a violation of Rules under Section "Remodeling Policies and Procedures", and to impose a fine of \$250.00 on said unit owner and against the owner's unit.</p>

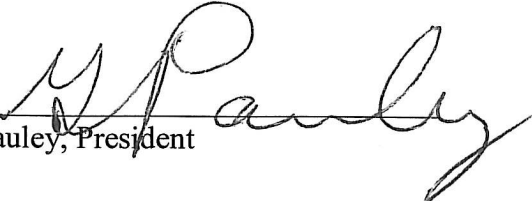
Topic/Agenda Item	Result/Action Item
	<p>Upon motion by Tom Wartowski and seconded by George Pauley, the Board voted unanimously to find a unit owner responsible for violating the Association's delivery and move procedures as described in the Notice of Violation dated April 1, 2014 and considered at the Rules Committee meeting and hearing dated April 16, 2014, and that such conduct constitutes a violation of Rules under Sections "Deliveries" and "Moves", and to impose a fine of \$350.00 and charge of \$520 registration fee, on said unit owner and against the owner's unit.</p> <p>Upon motion by Tom Wartowski and seconded by George Pauley, the Board voted unanimously to find a unit owner responsible for violating the Association's common area rules as described in the Notice of Violation dated April 10, 2014 and considered at the Rules Committee meeting and hearing dated May 21, 2014, and that such conduct constitutes a violation of Rules under Section "Corridors and Stairways", and to impose a fine of \$100.00 on said unit owner and against the owner's unit.</p> <p>Upon motion by Tom Wartowski and seconded by George Pauley, the Board voted unanimously to waive a fee of \$40.00 for removal of items in the service area for two instances brought before the Board.</p>
Minutes of the Board Meeting: April 12, 2014	Upon motion by Betty Terry-Lundy and seconded by Michael Parrie, the Board voted unanimously to approve the minutes from the April 12, 2014 Board Meeting.
Minutes of the Board Meeting: April 19, 2014	Upon motion by Betty Terry-Lundy and seconded by Michael Parrie, the Board voted unanimously to approve the minutes from the April 19, 2014 Board Meeting.
Minutes of the Board Meeting: April 29, 2014	Tabled.
Minutes of the Board Meeting: May 27, 2014	Tabled.
Adoption of Proposed Rules and Regulations	Upon motion by David Nicosia and seconded by Michael Parrie, the Board voted to accept suggested item 2 on the legal counsel suggested changes list. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.
Suspension of June Board Meeting	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted to suspend the June Board Meeting at 8:19PM. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy abstained; the motion passed.
Reconvening June Board Meeting	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted unanimously to reconvene the June Board Meeting.
Reorder Agenda	Upon motion by David Nicosia and seconded by Tom Wartowski, the Board voted unanimously to reorder the agenda to make 'Adoption of Proposed Rules and Regulations' the last action item.
July 4 <sup>th</sup> Party Volunteers	Upon motion by David Nicosia and seconded by Michael Parrie, the Board voted unanimously to appoint the following Unit Owners to the Park Tower Social Committee: Mary Toosi Unit 5206, Harriet Dominique Unit 5011, Don Yuratovic Unit 4102, Georgiana Nowak Unit 3806, Sheldon Atovsky Unit 3306, Maria Ronnett Unit 2107, and Bea Steiber Unit 1701.

Topic/Agenda Item	Result/Action Item
Election Tabulation Vendor	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted to approve Property Solutions LLC to perform the auditing of the 2014 Park Tower Board of Directors Election for a fee of \$780.00. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.
Window Washing Vendor	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted unanimously to continue the relationship with CLACE as contracted, however, if in management's judgment service should remain satisfactory, formal notice of contract termination is authorized and the Board of Directors accepts the proposal from ABM Janitorial Services to perform four window cleanings a year at a cost of \$19,560 per year for a 3 year term.
Common Area Trash Cans	No action.
5445 Party Room Request	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted to approve the request for an Owner of 5445 N. Sheridan Road to use the Park Tower Party Room for a rental fee of \$200.00, a security deposit of \$200.00, and the requestor must provide a copy of their homeowner's insurance policy naming Park Tower as additionally insured. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.
Request for Documents	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted unanimously to not approve the request to provide copies of commercial space leases to a unit owner.
Construction Requests	Upon motion by David Nicosia and seconded by Tom Wartowski, the Board voted unanimously to approve the remodeling of units 608, 915, 2114, 2404, 3301, 4804, 5101, 5406/07, and 5414 as submitted by the unit owners, following the recommendations of the chief engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condominium Association.
Meeting with Association Attorney	Upon motion by David Nicosia and seconded by Tom Wartowski, the Board voted unanimously to approve calling a Board of Directors Meeting to meet with the Association's Attorney and to coordinate a date through email.
April 2014 Construction Insurance Issue	No action.
Adoption of Proposed Rules and Regulations	<p>Upon motion of George Pauley and seconded by David Nicosia, the Board voted unanimously to accept suggested item 7 on the legal counsel suggested changes list.</p> <p>Upon motion of George Pauley and seconded by Betty Terry-Lundy, the Board voted to accept suggested item 8 on the legal counsel suggested changes list. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.</p> <p>Upon motion of David Nicosia and seconded by George Pauley, the Board voted unanimously to accept suggested item 10 on the legal counsel suggested changes list.</p> <p>Upon motion by David Nicosia and seconded by Michael Parrie, the Board</p>

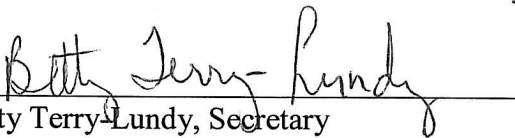
Topic/Agenda Item	Result/Action Item
	<p>voted to accept suggested change item in item 20 on the legal counsel suggested changes list to thirty days. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.</p> <p>Upon motion by David Nicosia and seconded by George Pauley, the Board voted unanimously to accept all of the legal counsel suggested changes.</p> <p>Upon motion by David Nicosia and seconded by Tom Wartowski, the Board voted unanimously to accept items 1 and 3 of the unit owner's suggested changes.</p> <p>Upon motion by David Nicosia and seconded by Michael Parrie, the Board voted unanimously to accept items 13, 14, 15, 16, and 17 of the unit owner's suggested changes.</p> <p>Upon motion by David Nicosia and seconded by George Pauley, the Board voted unanimously to accept item 18 of the unit owner's suggested changes with the specification that the requirements are for washers and driers and not all appliances.</p> <p>Upon motion by David Nicosia and seconded by George Pauley, the Board voted to accept items 24, 25, and 26 of the unit owner's suggested changes. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.</p> <p>Upon motion by David Nicosia and seconded by Tom Wartowski the Board voted unanimously to accept items 28-31 of the unit owner's suggested changes.</p>

Topic/Report	Information
<p>Treasurers Report: David Nicosia</p>	<p>As of April 30, 2014 the total operating cash was \$195,981.39. The total of all operating reserves was \$51,206.01. The total of all operating cash and investments was \$247,187.40. The total of the Barrington Bank Max Safe reserve account was \$1,166,626.47. The total of all replacement reserve investments was \$558,360.06. The total of all replacement reserve funds was \$1,724,986.53. The total of all cash and investments was \$1,972,173.93.</p>
<p>Management Report: Tim Patricio</p>	<p>There were 179 units with smoke detector issues, the Board will need to consider if they would like to fine units without working smoke detectors or mandate a replacement and charges to the unit owners. We received the 2013 water quality report if anyone would like to see it. We received a letter from an owner regarding management's action opposing bill SB2664.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted to ratify management's stance on opposing bill SB2664. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.</p>

Topic/Agenda Item	Result/Action Item
Setting Board Meeting Date	Upon motion by George Pauley and seconded by Michael Parrie, the Board voted unanimously to hold the next Board Meeting on Monday June 30, 2014.
Adjournment	Upon motion by David Nicosia and seconded by George Pauley, the meeting adjourned at 9:55PM.

  
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 George Pauley, President

7-14-14  
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 Date

  
 \_\_\_\_\_  
 Betty Terry-Lundy, Secretary

7-14-14  
 \_\_\_\_\_  
 Date

## **Rules and Regulations Handbook**

### **Legal Review Notes by Dave Bendoff**

Itemized by Property Manager Tim Patricio

For Board Consideration June 9<sup>th</sup>, 2014

Noting Comments vs. Suggested Changes.  
Management comments in (parentheses).

#### **BEGINNING WITH COVER LETTER:**

1. Comment – suggests keeping information separate from rules for clarity.
2. Suggested Change – since all rule violations can lead to a fine, suggests removing statements that indicate certain violations can result in a fine.
3. Comment – advises Board to be aware of unresolved questions about fees. (The point as I understand it from my experience, is that “fees” in general, some are untested by legal precedent – for example, someone who objects to a move fee may challenge it and he is uncertain how a court may find.)
4. Comment – towing is a drastic remedy and should only occur after written notice and opportunity for a hearing. (We do give written notice and opportunity for a hearing – perhaps the Board could decide upon a time period they believe is reasonable for certain actions. However, in cases where other parkers are blocked, very little notice will be given.)

#### **BEGINNING WITH HANDBOOK:**

5. Comments – page 3 under “FORWARD” points out Boards authority to appoint Commissions, not Committees. (That is specified elsewhere, in addition to each charter.)
6. Comments – page 8 under “LATE PAYMENTS” suggests the loss or suspension of health club and parking privileges for non-payment of assessments is very aggressive.
7. Suggested Change – page 9 under “ANNUAL MEETING...” suggests adding that owners who nominate themselves by the deadline will have their name printed on the annual meeting ballot.
8. Suggested Change – page 9 under “ANNUAL MEETING...” suggests adding that self-nominated candidates received after the deadline will not have their names printed on the annual meeting ballot.
9. Comments – page 9 under “DISSEMINATION AND DISTRIBUTION...” suggests that prohibiting going door to door and campaigning in common areas are of uncertain enforceability.
10. Suggested Change – page 10 under “DISSEMINATION AND DISTRIBUTION...” suggest changing the word “suggested” to “required” so rules require that the source/author of campaign materials be identified.

11. Comments - – page 10 under “DISSEMINATION AND DISTRIBUTION...” suggests the provision regarding the disqualification of candidates are of uncertain enforceability. (As previously reported, the signed candidate form can act as a pledge by the candidate to abide by the rules, but there is not a voluntary withdrawal, disqualification may not be enforceable. Counsel suggested if there are found to be election rule violations, the Board can fine and/or elect to cancel and reschedule the Annual Meeting with an explanation to owners about the situation. The owners could then decide for themselves by exercising their vote.)

12. Suggested Change – page 10 under “VOTING...” delete second sentence of first paragraph and replace with “Owners may either vote in person at the Annual Meeting, or by proxy.”

13. Suggested Change – page 10 under “VOTING...” change end of first sentence of second paragraph to “...by means of the ‘ballot’ or by proxy.” And in the second sentence change “alternate” to “proxy holder”.

14. Suggested Change – page 10 under “BOARD MEETINGS” in the first sentence, delete “...not including the annual meeting.” (The annual meeting is not a board meeting.)

15. Suggested Change – page 10 under “BOARD MEETINGS” add that notice of meetings will be mailed consistent with the bylaws.

16. Suggested Change – page 11 under item 10 of the Board Meeting recording policies, he commented “I don’t know what this means”. (Could clarify #10 by changing to ‘Owners intending to record a meeting shall sign a form in advance of the meeting acknowledging the recording policies. Management will have forms available for this purpose at each meeting’.)

17. Suggested Change – page 13 under “Request to Examine Association Records”, add “and the Chicago Condominium Ordinance.” To the end of the paragraph.

18. Suggested Change – page 13 change heading to “COMMITTEES/COMMISSIONS”.

19. Suggested Change – page 14 under “COMMON AREAS AND AMENITIES”, in the first sentence change “owned” to “...defined in the Declaration and administered...”. Also notes where there are damages, the Association’s insurance may be triggered.

20. Comments – page 14 under “BICYCLE STORAGE RACK”, advises that the policy of disposing bikes after seven days is aggressive.

21. Suggested Change – page 15 under #9 of bike room policies, questions the clarity of the statement. (Suggest changing, “...wait list for bicycle stalls. They will be made available...”.)

22. Suggested Change – page 15 under #17 of bike room policies, questions who is notified. (Suggest modifying the policy to indicate a notice is posted for 30 days for such bikes.)

23. Comments – page 16 under “DOLLIES...”, referring to damages be assessed to owners, noted that Association’s insurance may be triggered.

24. Suggested Change – page 17 under “Non-Permitted Vehicles”, deletes prohibition of “vehicles without a valid license plate or municipal sticker” and asks that we clarify that parking of vehicles described under this section not be permitted.
25. Comments – page 20 under “Parking Fees” section regarding security deposits is advised that requiring security deposits are often not worth the liability created by requiring them.
26. Comments – page 20, advises with specific regard to vehicle damage, the Association’s insurance may be triggered and advises that the Association might not be able to limit exposure to damages after  
1. A vehicle leaves the garage, 2. With a maximum of \$500, 3. For personal property left in the vehicle.
27. Suggested change – page 22 under “LAUNDRY FACILITIES” add “...in the laundry facilities.” to the end of the fifth paragraph.
28. Comments – page 22 under “LOBBY AND MALL” in the second sentence, prohibiting “prolonged socializing” is of uncertain enforceability.
29. Suggested change – page 23 under “LOBBY AND MALL”, suggests defining “public areas”,
30. Comments – page 23 under “LOBBY AND MALL” and in the last paragraph of the section, the statement regarding “no soliciting” is vague. (Could define - soliciting services, commercial services or business interests, begging, campaigning/petitioning.)
31. Comments – page 24 point #11 of “Party Room Rules”, does not know what we mean by “...may not be used for commercial purposes except by mall merchants.” (I think understanding our mall businesses as we do, that this is clear enough for our purposes.)
32. Comments – page 25 under “ROOF GARDEN...” \$1000 fine may be high. (Given his cover letter comments, I would suggest we remove all such references with the exception of the statement in the “FORWARD”.)
33. Comments – page 25 under “STORAGE LOCKERS” advises that the statement about storing belongings at the owners own risk may not be accurate.
34. Suggested change – page 26 under “CONSTRUCTION...” in the last paragraph on the page, change the word “should” to “must”. (Or shall.)
35. Suggest change – page 28 under “DISTURBANCES”, last paragraph of the section, delete “If a complaint is severe or repetitive” and add “for violation” at the end. (Though he suggested removing such statements throughout.)
36. Comments – page 28 under “FLOOR COVERING”, last paragraph on the page, he notes the authority is not granted by the Declaration.
37. Comments – page 30 under “GUESTS” advises that the term “extended” is vague. (Typically I have seen 14 days, or 30 days limitation on guests. Otherwise, they need to be registered as additional occupants.)



38. Comments – page 30 under “HOARDING” questions the term “Pursuant to the Park Tower Declaration” and indicates that requiring annual inspections may be of uncertain enforceability. (The reference to the Declaration is repetitive. And the inspections are related to maintenance of the limited common elements – filter changes, door closers, air duct and plumbing fixture inspection, which if clarified should resolve the question. However, I suggest deleting the Declaration reference and changing the sentence to say “The Association may conduct inspections with reasonable notice in response to complaints and/or evidence of problematic conditions, such as foul odors or excessive clutter.”)

39. Suggested Change – page 31 under “Keys and Locks” add “...provide key(s) for all entry locks...” to the first sentence.

40. Suggested Change – page 32 under “MOTORIZED VEHICLE POLICY” delete “short or long term” from the first paragraph.

41. Comments – page 35, counsel asks is the Board going to enforce “PET REGULATIONS”. (The response is that we do investigate any pet related complaints.)

42. Suggested Change – page 36, under the last paragraph of “SERVICE ANIMAL POLICY”, delete “for the first and second offense” and “for any subsequent violation”.

43. Comments – page 37, he suggests the prohibition of door to door solicitation is of uncertain enforceability.

## **Rules and Regulations Handbook**

### **Unit Owner Review Special Meeting**

Itemized by Assistant Manager Mavis Mather

For Board Consideration June 9<sup>th</sup>, 2014

Comments from Management in (parentheses).

1. Suggested Change – page 5 under “HEALTH CLUB MEMBERSHIP” Change definition of Family to “Limited to 2 adults and 2 children or up to 4 family members occupying the same unit”.
2. Comment – page 6 under “MOVING AND OCCUPANT REGISTRATION” I understand and appreciate the reservation process. However, a new tenant that requires no reservation of the elevator, no furniture or boxes, no supervised move needed should not be imposed those fees associated with a new tenant.
3. Suggested Change – page 7 under “DAILY PARKING COUPONS” add “Three coupons are required for a 24-hour stay in the garage.”
4. Comment – page 9 under “DISSEMINATION AND DISTRIBUTION...” The requests for the mailing list of unit owners should be a contract between the requester and management which prohibits distribution of such list beyond the scope listed as reason and to other residents who may not be entitled to get such lists. (Agreed – management is an appropriate 3<sup>rd</sup> party to determine ownership status and eligibility for individuals request Association documents.)
5. Comment – page 10 under “DISSEMINATION AND DISTRIBUTION...” is the language about disqualification legal? (Discussed in legal review.)
6. Suggested Change – page 10 under “DISSEMINATION AND DISTRIBUTION...” can the process of violations and fines be explained? (We would suggest, that written complaints of campaign irregularities be forwarded to management, and a legal opinion should be obtained for recommendations.)
7. Comment – page 11 under “BOARD MEETINGS” is the recording policy in compliance with the Palm vs. 2800 LSD ruling? (It has passed legal review.)
8. Comment – page 11 under “FRONT DESK AND SECURITY STAFF” I have seen numerous keys left with the Doorman.
9. Comment – page 11 under “FRONT DESK AND SECURITY STAFF” Can realtors leave lockboxes at the front desk?
10. Comment – page 13 under “REQUEST TO EXAMINE ASSOCIATION RECORDS” does the unit owner have to complete the document request form or can they just submit a request in writing? (Suggestion - If it is something that is clearly a book or record of the Association, i.e., the unit owners account ledger,

or the Declaration, financial statements, then we recommend the form be used. Otherwise, management should be allowed to respond to a general written request.)

11. Comment – page 14 under “BICYCLE STORAGE ROOM” item 8 – what about bike attachments such as burleys, can residents make arrangements with Management to store these items. (We can work on a case by case basis with owners to determine if such attachments can be stowed safely.)

12. Comment – page 14 under “BICYCLE STORAGE ROOM” would it be possible to establish a fee for guest parking in the bike room?

13. Suggested Change – page 15 under “BULLETIN BOARDS” note that the right side of the laundry room bulletin board is to remain unlocked for Unit Owners and Residents to access.

14. Suggested Change – page 21 under “HEALTH CLUB” Change definition of family membership to “Limited to 2 adults and 2 children or up to 4 family members occupying the same unit”.

15. Suggested Change – page 24 under “ROOF GARDEN AND SUNDECK” add to the sentence “available for use by all Park Tower residents and their guests”.

16. Suggested Change – page 25 under ROOF GARDEN AND SUNDECK” add that “Non-owner residents can reserve the Association’s grills only by obtaining the unit owner’s permission. Owners are responsible for any and all applicable fees and damages.”

17. Suggested Change – page 25 under ROOF GARDEN AND SUNDECK” add “Association’s grills can be rented by any Park Tower resident”. In the second paragraph “any annoyances and disturbances will result in a fine for the resident. If the resident is a tenant, the Unit Owner will be informed as well. If the tenant does not pay the fine within 30 days, Unit Owner will be charged with the fine.”

18. Suggested Change – page 26 under “APPLIANCES” add to the sentence “A written request including the type and model number and also who will install the appliance” A washer dryer installation certainly requires a plumber, while a dishwasher may not.

19. Comment – page 27 under “DECLARATION OF CONDOMINIUM OWNERSHIP” add that copies are available online.

20. Comment – page 28 under “DISTURBANCES” what is severe and what is repetitive?

21. Suggested Change – page 28 under “FLOOR COVERING” 1. The rubber padding should not be limited to foam only (can be scrap material); 2. Industry thickness is 7/16”, with a reason, we should not say minimum thickness of 3/8”; 3. The weight can be 20-80, with recommended industry minimum of 34-40oz/sq yd – I am not sure why we pick minimum 48; 4. The density I assume is “14 lbs/ sq ft” – there are densities of 8 that are quite okay I am not sure why we consider 14 and above the best. (We would defer to this owners suggestion due to her field of expertise, however note for future reference that we

should sit down with the Association's engineering firm to review this and the other construction policies and procedures.)

22. Comment – page 28 under “FLOOR COVERING” should the rules include that each entry door should have a gap below it. (Consulting with Association's engineering firm for comment.)

23. Suggested Change – page 29 under “HARDWOOD FLOORING” 1. Plywood is not always recommended – these days there are better sound absorption products, easy to use, easy to install, better concealing the sounds. In fact, plywood added in top of unlevelled concrete provides very little, if any, sound barrier. 2. That does not address the floating floors - not adhered to the plywood. (We agree and do try to investigate products and specs given to us from the manufacturer – as long as it is the cork equivalent or better, it has been authorized.)

24. Suggested Change – page 29 under “GARBAGE, TRASH, AND RECYCLING” add to the sentence “any charges to the association for the disposal of such items and any necessary repairs and clean-up will be charged to the unit owner.”

25. Suggested Change – page 33 under “PEST, INSECT, AND BED BUG INSPECTIONS AND EXTERMINATION” include the following based on the new City of Chicago Ordinance:

- a. Tenant Responsibilities: 1. Notify your landlord within 5 days of suspecting a bed bug infestation; 2. Cooperate with the landlord by adhering to the following: -Don't interfere with an inspection or with a treatment. -Grant access to your apartment for an inspection or a treatment. -Make the necessary preparations, as instructed by your landlord or a pest management professional, prior to an inspection or a treatment. - Dispose of any items that a pest management professional has determined can not be treated or cleaned. -Enclose in a plastic bag any personal property that will be moved through any common area of the building, or stored in any other location.
- b. Landlord Responsibilities: 1. Educate tenants about bed bugs by providing the City of Chicago Preventing Bed Bug Infestations in Apartments brochure when tenants sign a new or renew an existing lease or other rental agreement; 2. Notify tenants prior to any inspection or treatment of their apartment for bed bugs and provide instructions for preparing the apartment; 3. Get rid of the bed bug infestation by providing pest control services by a pest management professional and paying for this service.

(Suggestions, make sure to specify these are points consistent with the ordinance; change “pest management professional” to “pest control operator”; clarify point b3 to say landlords should coordinate extermination with the Association.)

26. Suggested Change – page 34 under “BED BUG INSPECTIONS AND TREATMENT” change the first and second sentence of the 3<sup>rd</sup> paragraph to “Unit Owners and residents will cooperate with any requests to schedule bed bug treatment within 7 days when physical evidence is found or the pest control operator believes conditions warrant.”

27. Comment – page 35 under “COST OF BED BUG INSPECTION AND TREATMENT” there is a fine line if the owner or tenant is responsible. If the lease agreement is silent about this, the owner is responsible.

Even if the tenant is responsible to pay and does not, ultimately the owner is responsible, but we should not just assume that the owner is responsible for the start.

28. Suggested Change – page 37 under “WEAPONS” Change ‘current peace officers’ to ‘current police officers’.

29. Suggested Change – page 38 under “INDEX” add Cooking Odors pg 28 to index.

30. Suggested Change – page 38 under “INDEX” add Window Treatments pg 28 to index.

31. Suggested Change – page 38 under “INDEX” add Firearms pg 37 to index.

# Park Tower Sales Report 2014

## Studio Sales ('03, '07, '10, '12 Tiers)

Floor	Tier	Name	Settlement Date	Type	Purchase Price
14	3	ZHENG, ZIQIN	5/9/2014	Studio	\$81,200.00
39	3	VIDAURRI, ARTURO	4/21/2014	Studio	\$88,000.00
18	7	COUNCIL JR, ROOSEVELT	4/30/2014	Studio	\$90,000.00
28	12	KRAJEWSKI, LETITIA	3/21/2014	Studio	\$98,500.00

**Total Studios Sold: 4**  
**Average Price for Studios: \$89,425.00**

## Small 1-Bedroom Sales ('08, '09, '14, '15 Tiers)

Floor	Tier	Name	Settlement Date	Type	Purchase Price
40	9	ZVIRBULIS, ELENA	3/14/2014	1 Bed	\$114,900.00
41	9	BOMBAY, CHERYL	3/6/2014	1 Bed	\$132,000.00
7	14	EDOKPAYI, STELLA	4/29/2014	1 Bed	\$122,000.00
6	15	RONNETT, VIANOR	4/8/2014	1 Bed	\$130,000.00

**Total 1 Bedrooms sold: 4**  
**Average Price for 1 Beds: \$124,725.00**

## Medium 1-Bedroom Sales ('02, '05 Tiers)

Floor	Tier	Name	Settlement Date	Type	Purchase Price
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**Total 1 Bedrooms sold: 0**  
**Average Price for 1 Beds: #DIV/0!**

## Large 1-Bedroom Sales ('04 Tier)

Floor	Tier	Name	Settlement Date	Type	Purchase Price
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**Total 1 Bedrooms sold: 0**  
**Average Price for 1 Beds: #DIV/0!**

## 2-Bedroom Sales ('01, '06, '11 Tiers)

Floor	Tier	Name	Settlement Date	Type	Purchase Price
33	1	DECORI JR, ROBERT	4/30/2014	2 Bed	\$245,000.00

**Total 2 Bedrooms sold: 1**  
**Average Price for 2 Beds: \$245,000.00**

Floor	Tier	Name	Settlement Date	Type	Purchase Price
1	12C	PAVLOV, SALI	3/26/2014	Comm.	\$15,000.00

**Total Commercial Units: 1**  
**Average Price Commercial: \$15,000.00**

**Total Sales for 2013: 10**  
**Overall Average Sale: #DIV/0!**