

Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday June 30, 2014 Minutes

In Attendance

George Pauley, President; Michael Parrie, 1st Vice President; Tom Wartowski, 2nd 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: (7:54PM)

Roll Call

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

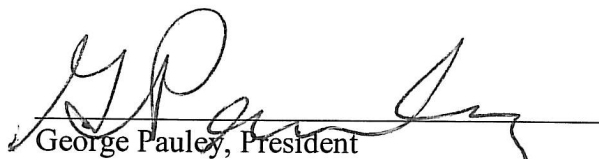
Topic/Reports	Information
Budget and Finance Committee: Paul Groeninger	The Budget and Finance Committee met on June 18, 2014. We have a few items that we would like the Board to consider at the next meeting and they all have to do with parking in the garage. There will be a meeting tomorrow night with the Auditor to discuss the proposed 2013/2014 financial statements and we have submitted nine questions to the Auditor to prepare answers in advance.
Newsletter Committee: Betty Terry-Lundy	Recently Amul Kumar was added to the Newsletter Committee. He will be taking over the layout and formatting of the newsletter. In addition he is hoping to be part of the e-news and social media. Our objective is to make all owners aware of events in the building and to have more events such as an art gallery night, a music night, lecture nights, card or games nights, and have a child play area.
North Lake Shore Drive Advisory Board: Betty Terry-Lundy	July 8, 2014 there will be an open meeting at the Drake Hotel in the ballroom for public opinion on the redesign of the outer drive.
ASCO: David Nicosia	On August 3, 2014 there will be an ASCO fundraiser at Marty's Martini Bar. Last week was out move in the park and there was a good turnout at Osterman Beach.
Social Committee: Tim Patricio	We still need a few more people to help out with the July 4 th party. If anyone has time on Friday please contact the office to volunteer.
Board Report: George Pauley	This year's election was one like we have never seen before with the negativity, toxicity, impugning the characters of the staff and of volunteers. Many committee members have resigned due to the election. I am hoping to move forward with a healed Board and am hoping that we can work together to stop the politicking.

Topic/Agenda Item	Result/Action Item
Board of Directors Officers	<p>Upon motion by David Nicosia and seconded by Michael Parrie, the Board elected George Pauley as the Board President, Michael Parrie as the 1st Vice President, Tom Wartowski as the 2nd Vice President, Betty Terry-Lundy as the Board Secretary, and David Nicosia as the Board Treasurer. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.</p> <p>Tom Wartowski declined his Officer Position.</p>
Motions from Closed Session	<p>Upon motion by Tom Wartowski and seconded by Michael Parrie, 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 June 3, 2014 for hearings to consider the matter before the Rules Committee meeting held June 16, 2014, be found in violation of the 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 due motion by Tom Wartowski and seconded by Michael Parrie, the Board voted unanimously to find a unit owner, case #046514, responsible for violating the Association's Declarations and Bylaws and Rules and Regulations by storing a motorcycle within their unit, as described in the Notice of Violation dated May 14, 2014 and considered at the Rules Committee meeting and hearing dated June 16, 2014, and that such conduct constitutes a violation of Declarations under Section 11 Parts D and G and the Rules under Section "Occupancy and Use Restrictions", and to impose a fine of \$250.00 on said unit owner and against the owner's unit.</p> <p>Upon due motion by Tom Wartowski and seconded by Michael Parrie, the Board voted unanimously to find a unit owner, case #047014, responsible for violating the Park Tower Condominium Association's Rules and Regulations, sections titled "Disturbances", and "Quiet enjoyment", as detailed in the notice of violation dated May 13, 2014 and hearing dated June 16, 2014, and to impose a fine of \$50.00 on said unit owner and against the owner's unit.</p> <p>Upon due motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to approve defending a the case of Renata Polak v. Park Tower CA, et al (Cook County Case No. 2014 L 4649) and to tender the case to the Association's insurance carrier for defense and coverage.</p>
Approval of Board Minutes: April 29, 2014	<p>Upon motion by Betty Terry-Lundy and seconded by Michael Parrie, the Board voted unanimously to approve the revised minutes from the Board Meeting held on April 29, 2014 as amended.</p>
Approval of Board Minutes: May 27, 2014	<p>Upon motion by Betty Terry-Lundy and seconded by David Nicosia, the Board voted to approve the revised minutes from the Board Meeting held on May 27, 2014. Tom Wartowski and Betty Terry-Lundy voted in favor; George Pauley, Michael Parrie, and David Nicosia voted against; the motion failed.</p> <p>Upon due motion by David Nicosia and seconded by George Pauley, the Board voted to approve the minutes from the Board Meeting held on May 27, 2014 as originally proposed. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.</p>
Adoption of Proposed Rules and Regulations	<p>Upon motion by David Nicosia and seconded by Michael Parrie, the Board voted to adopt the rules and regulations handbook, discussed at the June 2,</p>

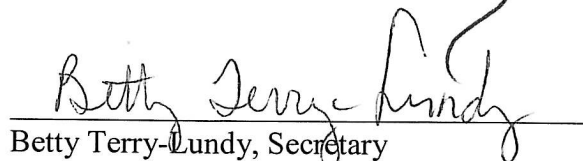
Topic/Agenda Item	Result/Action Item
	2014 Special Meeting of the Unit Owners, and amended as stated in the June 9, 2014 Board Meeting to include clarifications and information changes as a result of the Special Meeting of the Unit Owners on June 2, 2014 and as recommended after Attorney review. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.
Commission Charters	<p>Upon motion by David Nicosia and seconded by Michael Parrie, the Board voted unanimously to approve the proposed Commission Charters for the Budget and Finance Committee, Election Committee, Health Club Committee, Home Improvement Committee, Communication and Social Media Committee, Rules and Regulations Committee, and Social Committee as amended to incorporate changes suggested by Tom Wartowski.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to call for volunteers for all committees in all forms.</p>
Commission Chairs	<p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted to appoint Paul Groeninger as the Budget and Finance Chairman. 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 George Pauley and seconded by David Nicosia, the Board voted to appoint Paul Groeninger as the Election Committee Chairman. 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 George Pauley and seconded by David Nicosia, the Board voted unanimously to appoint Scott Schmidtke as the Home Improvement Committee Chairman.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to appoint Harriet Dominique as the New Residents Committee Chairman.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to appoint Don Yuratovic as the Social Committee Chairman.</p>
Commission Members	Tabled
Commission Liaisons	<p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to appoint David Nicosia as liaison for the Budget and Finance Committee.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to appoint George Pauley as liaison for the Health Club Committee.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted unanimously to appoint Michael Parrie as liaison for the Home Improvement Committee.</p> <p>Upon motion by George Pauley and seconded by Michael Parrie, the Board voted to appoint David Nicosia as liaison for the News and Social Committee. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in</p>

Topic/Agenda Item	Result/Action Item
	<p>favor; Betty Terry-Lundy voted against; the motion passed.</p> <p>Upon motion by George Pauley and seconded by Michael Parrie, the Board voted unanimously to appoint Betty Terry-Lundy as liaison for the New Residents Committee.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted to appoint Michael Parrie as liaison for the Rules and Regulations Committee. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.</p> <p>Upon motion by George Pauley and seconded by David Nicosia, the Board voted to appoint George Pauley as liaison for the Social Committee. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.</p>
Forming Ad Hoc Commission on Rental Policy	Upon motion by David Nicosia and seconded by George Pauley, the Board voted unanimously to form an Ad-Hoc Commission, here to be named the 'Ad-Hoc Committee on Rental Policy' with George Pauley assigned as the commission liaison, and directs Management to make a call for volunteers to serve as members.
Asphalt Repair and Sealing	Upon motion by David Nicosia and seconded by Michael Parrie, the Board voted unanimously to approve Illinois Paving to preform crack filling and sealing of the driveway and loading dock areas for the amount of \$2,170.00.
Construction Requests	Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to approve the remodeling of units 1806, 3802, and 4907 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.
Homeowner Forum	Tabled.

Topic/Agenda Item	Result/Action Item
Adjournment	Upon motion by David Nicosia and seconded by George Pauley, the meeting adjourned at 9:33PM.


George Pauley, President

7-14-14
Date


Betty Terry-Lundy, Secretary

7-14-14
Date