

# Park Tower CONDOMINIUM ASSOCIATION

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

## Board of Directors Meeting Monday December 22, 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.

### Call to Order: (7:55PM)

### 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
Board Report: George Pauley	I would like to thank both Ad-Hoc Committees for their hard work and for presenting the recommendations to be considered tonight.


Topic/Agenda Item	Result/Action Item
1. Motions from Closed Session	<p>Upon motion by Michael Parrie and seconded by George Pauley, the Board voted to approve a fine for a unit owner responsible for violating the Association's disturbance rules and to impose a fine of \$1,000.00 on said unit and against the owner's unit. 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 Michael Parrie and seconded by David Nicosia, the Board voted unanimously to approve that 22 unit owners who had not provided proof of insurance to the Association and received a Notice of Violation dated November 18, 2014 for hearings to consider the matter before the Rules Committee meeting held December 3, 2014, are in violation of the Rules under Section "Insurance", and shall be fined \$100.00 and the fine will double each month until proof is provided, to be capped at \$1,000 per the Rules and Regulations.</p> <p>Upon motion by Michael Parrie and seconded by Betty Terry-Lundy, the Board voted unanimously to approve a that 38 unit owners who have not provided the Association with proof of the presence of an operational smoke detector and received a Notice of Violation dated November 11, 2014 for hearings to consider the matter before the Rules Committee meeting held December 3, 2014, are in violation of the Rules under section "Maintenance" and the City of Chicago Municipal Code (13-64-130), and shall be fined \$100 and the fine will double each month until an operational smoke detector is installed, inspected and confirmed by the Association's maintenance staff.</p> <p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board</p>

<b>Topic/Agenda Item</b>	<b>Result/Action Item</b>
	voted to approve a performance bonus for an employee. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.
2. Minutes December 8, 2014	Upon motion by Betty Terry-Lundy and seconded by David Nicosia, the Board voted unanimously to approve the minutes from the Board Meeting held on December 8, 2014.
3. Rules and Regulations Committee Chairman	Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to appoint Chuck O'Bringer to be Chairman of the Park Tower Rules and Regulations Committee.
4. News and Social Media Committee Member	Upon motion by David Nicosia and seconded by Betty Terry-Lundy, the Board voted unanimously to appoint Christopher Hinckley as a member of the News and Social Media Committee.
5. Service Animal Request	Upon motion by David Nicosia and seconded by George Pauley, the Board voted to approve the request by a Unit Owner to accommodate a Service Animal as defined by the Association's 'Service Animal Policy' in the Rules and Regulations and consistent with advise of legal counsel. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski voted against; Betty Terry-Lundy abstained; the motion passed.
6. Construction Requests	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted unanimously to approve the remodeling of units 2706, 4610, and 4801 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 Condo Association.
7. Proposed Rental Policies	Upon motion by George Pauley and seconded by David Nicosia, the Board voted to prepare for distribution of the Proposed Amendments to the Rules and Regulations related to rental policy, for 30 day review by the Unit Owners, and schedule a Special Meeting of the Unit Owners to discuss the proposed amendments, to be held following the Special Meeting to review the Proposed Budget on January 26, 2015. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.
8. Proposed Rules and Regulations Amendments	<p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted to prepare for distribution of the Proposed Amendments to the Rules and Regulations handbook, for 30 day review by the Unit Owners, and schedule a Special Meeting of the Unit Owners to discuss the proposed amendments, to be held following the Special Meeting to review the Proposed Budget on January 26, 2015.</p> <p>The motion was amended by Michael Parrie and seconded by David Nicosia, to include changes to the Proposed Amendments to the Rules and Regulations handbook to include that the \$250.00 in the construction section is a deposit, amend the handbook to remove allowing removal of unit doors, and to amend the handbook to change the dock parking from a half hour to an hour. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.</p>
Adjournment	Upon motion by David Nicosia and seconded by George Pauley, the Board

Topic/Agenda Item	Result/Action Item
	voted unanimously to adjourn the December 22, 2014 Board Meeting at 8:44PM.

Michael Parrie  
MICHAEL PARRIE, VICE PRESIDENT

1/12/2015  
Date

  
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TOM WARTOWSKI, 2<sup>ND</sup> VICE PRESIDENT

1/12/15  
Date