

# Park Tower CONDOMINIUM ASSOCIATION

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

## Board of Directors Meeting Monday February 23, 2015 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; Timothy Patricio, Property Manager.

### Call to Order: (7:47PM)

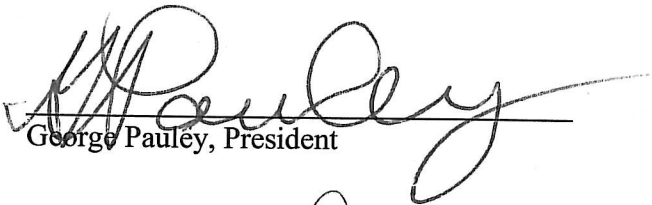
### Roll Call

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

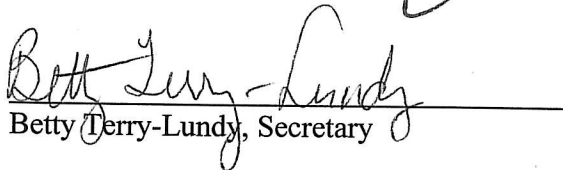
Topic/Agenda Item	Result/Action Item
1. Motions from Closed Session	<p>Upon motion by Michael Parrie and seconded by Dave Nicosia, the Board voted unanimously to approve that 11 unit owners who have not provided the Association with proof of the presence of an operational smoke detector and received a Notice of Violation dated January 14, 2015 for hearings to consider the matter before the Rules Committee meeting held February 16, 2015, are in violation of the Rules under section "Maintenance" and the City of Chicago Municipal Code (13-64-130), and shall be fined \$200 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 Dave Nicosia, the Board voted unanimously to approve that 13 unit owners who had not provided proof of insurance to the Association and received a Notice of Violation dated February 3, 2015 for hearings to consider the matter before the Rules Committee meeting held February 16, 2015, 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 George Pauley, the Board voted unanimously to approve that 3 unit owners who had not provided proof of insurance to the Association and received a Notice of Violation dated February 3, 2015 for hearings to consider the matter before the Rules Committee meeting held February 16, 2015, are in violation of the Rules under Section "Insurance", and shall be fined \$200.00 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 George Pauley, the Board voted unanimously to approve that 16 unit owners who had not provided proof of insurance to the Association and received a Notice of Violation dated</p>

Topic/Agenda Item	Result/Action Item
	<p>February 3, 2015 for hearings to consider the matter before the Rules Committee meeting held February 16, 2015, are in violation of the Rules under Section "Insurance", and shall be fined \$400.00 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 George Pauley, the Board voted unanimously to find a unit owner responsible for violating the Association's rules as described in the Notice of Violation dated January 15, 2015 and considered at the Rules Committee Meeting and hearing held February 16, 2015, and that such conduct constitutes a violation of the Rules under sections "Disturbances" and "Unlawful Behavior", and to impose a fine of \$100.</p> <p>Upon motion by Michael Parrie and seconded by George Pauley, the Board voted unanimously to authorize a budget of \$2500 for management to procure security equipment.</p>
2. Minutes January 26, 2015 Rules and Regulations Meeting	Upon motion by Betty Terry-Lundy and seconded by Dave Nicosia, the Board voted unanimously to approve the minutes of the Special Meeting of the Unit Owners to discuss proposed amendments to the Rules and Regulations held on January 26 <sup>th</sup> , 2015.
3. Minutes January 26, 2015 Budget Meeting.	Upon motion by Betty Terry-Lundy and seconded by Dave Nicosia, the Board voted unanimously to approve the minutes of the Special Meeting of the Unit Owners to discuss the proposed Budget for the fiscal year 2015/2016 held on January 26 <sup>th</sup> , 2015.
4. Minutes January 26, 2015 Board of Directors Meeting.	Upon motion by Betty Terry-Lundy and seconded by Dave Nicosia, the Board voted unanimously to approve the minutes of the Board of Directors Meeting held on January 26 <sup>th</sup> , 2015.
5. 2015/2016 Property Insurance Renewal	Upon motion by Dave Nicosia and seconded by Betty Terry-Lundy, the Board voted unanimously to approve renewal of the Association's Commercial Package and Worker's Compensation Insurance as proposed by Mesriow Insurance in the amount of \$195,283.
6. Rules and Regulations Committee Charter	Upon motion by Michael Parrie and seconded by George Pauley, the Board voted 3 to 2 to approve the Rules and Regulations Committee Charter, amended to include Item F under Section 1 "Committee shall conduct hearings on matters raised by Management or the Board or alleged rule violations, and make recommendations for enforcement action to the Board of Directors", and amending Item A #4 under Section 2 adding that "The chairman shall recommend any proposed dismissal of a member to the Board, and the Board shall consider the recommendation." George Pauley, Michael Parrie and Dave Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against.
7. Construction Requests	Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted 3 in favor with 2 abstentions to approve the alteration of common

Topic/Agenda Item	Result/Action Item
	elements proposed by Lettuce Entertain You for the installation of security cameras and a cell phone booster as proposed, and the remodeling plans of units 3202, 5311 and 4606 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. George Pauley, Michael Parrie and Dave Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy abstained.
8. Payment Plans	<p>Upon motion Michael Parrie and seconded by David Nicosia, the Board voted unanimously to authorize payment plans up to 2 years for fines assessed to unit owners.</p> <p>Upon motion Michael Parrie and seconded by David Nicosia, the Board voted unanimously to authorize payment plans up to 2 years for past due account balances, fines and fees assessed to unit owners.</p>
Adjournment	Upon motion by David Nicosia and seconded by Tom Wartowski, the Board voted unanimously to adjourn the February 23, 2015 Board Meeting at 8:32PM.

  
 George Pauley, President

3-9-15  
 Date

  
 Betty Terry-Lundy, Secretary

3-9-15  
 Date