

# Park Tower CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD • CHICAGO, IL 60640 • (773) 769 3250 • FAX (773) 769 0047 • [www.ptcondo.com](http://www.ptcondo.com)

## Board of Directors Meeting Minutes Monday April 13, 2015

**Meeting Location:** 5415 North Sheridan Rd.  
2<sup>nd</sup> Floor Party Room

**Call To Order:** 7:55PM

**Members Present:** George Pauley, Board President  
Tom Wartowski, 2nd Vice President  
Betty Terry-Lundy, Secretary  
Michael Parrie, 1st Vice President  
David Nicosia, Board Treasurer

**Management:** Dave Barnhart, Property Supervisor  
Timothy Patricio, Property Manager  
Amir Cobalovic, Assistant Manager.

### Committee Reports:

Bob Shamo, Chairman of News and Social Media, indicated a written report would be submitted to the Board.

Paul Groeninger, Chairman of Budget and Finance, discussed business from the 3/31 Committee Meeting, suggested the Board consider options for a commercial unit that is seriously delinquent, reported the Committee's recommendations should the fiscal year end with an audited surplus, and mentioned the next meetings are scheduled for June 10th at 6pm and September 23 at 4:30pm in the Party Room.

Ken Anderson, Chairman of Health Club, discussed the reasoning behind the proposal on the night's Agenda for members to pay their membership fee monthly and talked about the plans being formulated for renovations in the Health Club. The next meeting is May 5th where they hope to discuss recommendations to make to the Board.

### Action Items – New Business

After a motion by George Pauley, seconded by Michael Parrie, the Board of Directors unanimously approved a resolution to add an item to the Agenda for discussion regarding the recommendation from the Budget & Finance Committee about exploring options for a commercial unit which is delinquent in assessments.

### Motions from Closed Session

After a motion by Michael Parrie, seconded by Dave Nicosia, the Board of Directors unanimously approved a resolution denying a request from a Unit Owner to reimburse the owner for locksmith services.

After a motion by Michael Parrie, seconded by Tom Wartowski, the Board of Directors unanimously approved a resolution to refer a matter to the Association's legal counsel regarding an allegation of stalking brought by a Unit Owner against a Board Member.

#### ***Minutes – Board Meeting March 9, 2015***

After a motion by Betty Terry-Lundy, seconded by Tom Wartowski, the Board of Directors unanimously approved the minutes from the Board Meeting held on March 9, 2015, submitted by Timothy Patricio, Property Manager.

#### ***Annual Meeting Calendar***

After a motion by Dave Nicosia, seconded by Tom Wartowski, and discussion, the Board of Directors unanimously approved a resolution establishing the annual meeting schedule as proposed by Management, with a deadline for candidate nomination forms by Friday May 8th at 5pm, meet the candidate events on Wednesday June 3rd and Tuesday June 9th at 7pm, and the Annual Meeting on Monday June 15th at 7pm, amended to include a Saturday meet the candidates event.

#### ***News and Social Media Committee – New Member***

After a motion by Dave Nicosia, seconded by Tom Wartowski, the Board of Directors unanimously approved a resolution to appoint Unit Owner of 4906, Jeff Hauser, to the News and Social Media Committee.

#### ***Unit Owner Request – Pet Restrictions***

After a motion by Dave Nicosia, seconded by George Pauley, and discussion, the Board of Directors unanimously voted against a resolution to pursue a vote of the ownership to eliminate the dog and cat restriction by amendment to the Declaration, and to request legal counsel draft a formal proposal and list of steps to follow to go about the vote, and record the amendment with Cook County, should it pass.

#### ***Consolidate, Amend and Restate Declaration***

After a motion by Dave Nicosia, seconded by Michael Parrie, and discussion, the Board of Directors voted 1 in favor and 4 against approving a resolution to Consolidate, Amend and Restate the Declaration as proposed by legal counsel for a capped legal fee of \$3,420. Dave Nicosia voted in favor; Tom Wartowski, Betty Terry-Lundy, Michael Parrie, and George Pauley voted against.

#### ***Health Club Memberships – Monthly Payment Terms***

After a motion by Dave Nicosia, seconded by George Pauley, and discussion, the Board of Directors unanimously approved a resolution to allow 6 and 12 month memberships to the Health Club to be paid for on a monthly basis with a \$5/month convenience fee, amended with the statement that members will be responsible for the full cost of the 6 or 12 month membership should they cancel or move.

#### ***Energy Benchmarking Compliance***

After a motion by Dave Nicosia, seconded by George Pauley, the Board of Directors unanimously approved a resolution to enter an agreement with Prospect Resources Inc., to conduct the reporting necessary for the Association to comply with the City of Chicago Energy Benchmarking Ordinance.

#### ***Lobby Ceiling Horizontal Riser Lines Replacement Project***

After a motion by Michael Parrie, seconded by George Pauley, and discussion, the Board of Directors unanimously approved a resolution to enter an agreement to proceed with the lobby ceiling horizontal riser lines replacement project at a cost not to exceed \$951,500.

### **Commercial Unit Delinquency**

After a motion by Michael Parrie, seconded by Tom Wartowski, and discussion, the Board of Directors unanimously approved a resolution directing management to ask legal counsel about options related to the delinquency of a commercial unit, including the possibility of purchasing the unit, and how delinquent property taxes could be handled.

### **Construction Requests**

After a motion by Michael Parrie, seconded by Dave Nicosia, and discussion, the Board of Directors unanimously approved the remodeling plans of units 801, 2004, and 2308 as submitted by the unit owner, 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.

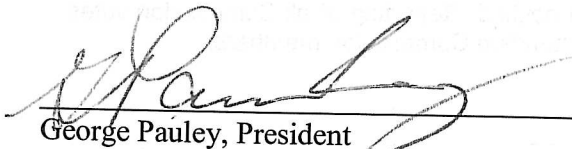
### **Business Reports:**

**Treasurer's Report: David Nicosia** - Board Treasurer, Dave Nicosia reported on the Association's Financial bank balances at the end of February. The Operating Account held a balance of \$563,765 (Increase of \$86,834 from January), the Reserve Account held a balance of \$1,671,323 (Decrease of \$81,795 from January), for Total Cash and Investments equalling \$2,235,088.

**Management Report: Tim Patricio** - Property Manager, Tim Patricio updated the Board and owners present on Association current business and activities in the building, and the Monthly Activity Report and Sales and Leasing Report for February.

### **ADJOURNMENT**

After a motion by Dave Nicosia, seconded by Betty Terry-Lundy, the Board of Directors unanimously voted to adjourn the meeting at 8:55pm.

  
George Pauley, President

8-14-15  
Date

  
Betty Terry-Lundy, Secretary

5-11-15  
Date