



Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Minutes June 1, 2015

Meeting Location: 5415 North Sheridan Rd.
2nd Floor Party Room

Call To Order: 7:37PM

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

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

Committee Reports

Health Club Committee Chair Ken Anderson reported that a member resigned, and the time of the Meeting scheduled for Tuesday June 2nd was changed to 5pm.

Budget & Finance Committee Chair Paul Groeninger reported the Committee will be meeting Wednesday June 10th at 6pm in the Party Room.

ASCO Liaison Dave Nicosia reported there will be an ASCO Meeting at Park Tower, Tuesday June 16th at 7pm in the Party Room.

Board Report

Board President, George Pauley, reminded the audience the Annual Meeting is June 15th, discussed the change in this year's election rules with the new Secret Ballot procedure, and thanked unit Owner Kent Brave for his work on the landscaping, and thanked the News and Social Media Committee for the latest edition of Tower Talk.

Action Items - New Business

After a motion by Michael Parrie, seconded by Dave Nicosia, the board voted unanimously to add several items to the agenda, adding unit owner Steve Koga to the list of owners considered for moderating Meet The Candidate events, adding unit owners Steve Koga, Bob Shamo and Margaret Burnes to the list of volunteers for Ad-hoc Commission membership, and adding a request for a rental policy hardship exemption by unit owner Faisal Ishtiaq.

Motions from Closed Session

After a motion by Michael Parrie, seconded by George Pauley, the Board voted unanimously to direct the Association's attorney to send a letter to People's Energy.

After a motion by Michael Parrie, seconded by Dave Nicosia, the Board voted unanimously to have a warning letter sent to a Board Member and owner regarding behavior at an Owners forum.

Minutes – Board Meeting May 11, 2015

After a motion by Betty Terry-Lundy, seconded by George Pauley, the Board voted unanimously to approve the minutes of the May 11, 2015 Board Meeting as presented by Property Manager Tim Patricio.

Meet The Candidates Meeting Formats

After a motion by George Pauley, seconded by Dave Nicosia, the Board voted unanimously for a question and answer format at the June 3rd meet the candidates event, and a meet and greet format for the June 6th and 9th meet the candidates events.

Meet The Candidates Moderator

After a motion by Dave Nicosia, seconded by George Pauley, the Board voted unanimously to appoint unit Owner Daniel Johnston to chair the June 3rd meet the candidates event.

Appoint Commission Members

After a motion by Michael Parrie, seconded by Tom Wartowski, the Board voted unanimously to appoint Patrick Mahoney, Sandra Goldberg, Jeffrey Sirkin, Edmund Jaegar, Henry Long Ong, Larry Hamilton, Oliver Tugend, Mary Toosi, Steve Koga, Bob Shamo, and Margaret Burnes to the Commission to Review the Declaration and Bylaws.

The Board President noted that a liaison would be chosen by the next Board, after the election, and at that time a meeting of the Committee could be called at which they can nominate a chair.

Unit Owner Request – Rental Exception

After a motion by George Pauley, seconded by Betty Terry-Lundy, the Board voted unanimously to the request from the unit owner of 1706 and 1707 for a hardship exemption from the leasing restrictions in the Park Tower Condo Rules and Regulations.

After a motion by George Pauley, seconded by Betty Terry-Lundy, the Board voted unanimously to the request from the unit owner of 3010 and 3011 for a hardship exemption from the leasing restrictions in the Park Tower Condo Rules and Regulations.

Unit Owner Request – Service Animal

After a motion by Dave Nicosia, seconded by George Pauley, the Board voted 4 in favor with 1 abstention, to approve a service animal request, consistent with the Association's Rules and Regulations and the opinion presented by the Association's legal counsel. Betty Terry-Lundy abstained from the vote.

Lobby Ceiling Plumbing Contract

After a motion by Dave Nicosia, seconded by George Pauley, the Board voted unanimously to approve the contract as presented by JLJ Contracting and amended by legal counsel, to complete the lobby ceiling plumbing project at a cost of \$881,350.

Fire Safety Contract

After a motion by Dave Nicosia, seconded by Betty Terry-Lundy, the Board of Directors unanimously approved the proposal by Shamrock Fire Protection to complete the annual fire pump and sprinkler testing, and the annual smoke tower inspection, as proposed for a total expense of \$7,735.

Ceridian Payroll System

After a motion by Dave Nicosia, seconded by George Pauley, the Board of Directors unanimously authorized management utilize the Ceridian Dayforce Timeclock and Workforce payroll management system as presented and proposed by Draper and Kramer, Inc., for a cost of \$5200 annually for processing, \$1975 for the new time-clock, and \$275 for annual maintenance.

Management Office Days of Operation

After a motion by Michael Parrie, seconded by Dave Nicosia, the Board of Directors unanimously approved increasing Management Office hours for an experimental period of 90 days to include Saturday Mornings from 7am to 11am, and after 90 day period Management will report back to the Board whether the added hours have had a measurable positive impact on Association business and service.

Construction Requests

After a motion by Michael Parrie, seconded by Betty Terry-Lundy, I move the Board of Directors approves the remodeling plans of units 401, 915 and 3708 as submitted by the unit owner, following the recommendations of the chief engineer, and 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

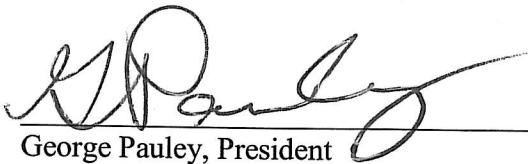
After a motion by Board Treasurer Dave Nicosia, seconded by George Pauley, the Board of Directors unanimously approved the purchase of a \$50,000 CD for the Operating Fund and a \$100,000 CD for the Reserve fund, at Delaware Place bank at an interest yield of 1.2%.

Management Report

Property Manager Tim Patricio discussed painting and striping in the garage being planned, and clarified the first day the office would begin Saturday hours is June 13th.

Adjournment

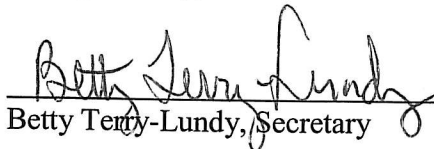
There being no further business, after a motion by Dave Nicosia, seconded by George Pauley, the Board of Directors voted unanimously to adjourn the June 1, 2015 Meeting at 8:28 PM.



George Pauley, President

6-15-15

Date



Betty Terry-Lundy, Secretary

June 15, 2015

Date