

<div> <div> <div>Y</div> <div>= Voted in Favor</div> </div> <div> <div>N</div> <div>= Voted Against</div> </div> <div> <div>A</div> <div>= Abstained</div> </div> <div> <div>NP</div> <div>= Not Present</div> </div> </div>					
	David Nicosia	Michael Parrie	George Pauley	Betty Terry-Lundy	Tom Wartowski
Approval of Minutes Continued					
Jun 30 2014 - Approval of Board Minutes: May 27, 2014 - 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.	N	N	N	Y	Y
Oct 13 2014 - Minutes September 8, 2014 - The Board voted to approve the minutes from the Board Meeting held on September 8, 2014. George Pauley, Michael Parrie, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	NP
Procedural					
May 27 2014 - Motion to Suspend - The Board voted to suspend the May Board Meeting at 5:46PM to go into closed session. The topic listed for the closed session was not related to employees, contractor issues, to litigation; therefore the discussion had to be conducted in open session (Palm vs. 2800 N. Lake Shore Drive case). George Pauley, Michael Parrie, Tom Wartowski, and Betty Terry-Lundy voted against; David Nicosia abstained; the motion failed.	A	N	N	N	N
Rules & Regs					
Jun 09 2014 - Adoption of Proposed Rules and Regulations - The Board voted to accept items 24, 25, and 26 of the unit owner’s suggested changes. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	N
Jun 09 2014 - Adoption of Proposed Rules and Regulations - The Board voted to accept suggested item 2 on the legal counsel suggested changes list. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.	Y	Y	Y	Y	N
Jun 09 2014 - Adoption of Proposed Rules and Regulations - The Board voted to accept suggested item 8 on the legal counsel suggested changes list. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	N
Jun 09 2014 - Suggested Change Item - The Board voted to accept suggested change item in item 20 on the legal counsel suggested changes list to thirty days. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.	Y	Y	Y	Y	N
Jun 30 2014 - Adoption of Rules and Regulation Handbook - The Board voted to adopt the rules and regulations handbook, discussed at the June 2, 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.	Y	Y	Y	N	N
Dec 22 2014 - Proposed Rental Policies - 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.	Y	Y	Y	Y	N
Dec 22 2014 - Proposed Rules and Regulations Amendments - 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.	Y	Y	Y	N	N
Dec 22 2015 - Motions from Closed Session - 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.	Y	Y	Y	N	N
Jan 26 2015 - Proposed Rules and Regulations Amendments - The Board voted to adopt the rules and regulations handbook discussed and amended as follows: item 9 removing the words ‘or by proxy’, item 11 removing the words ‘for safety and’, item 15 changing ‘a reasonable limited time’ to ‘with a date and approximate time’, to go into effect March 1, 2015. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.	Y	Y	Y	Y	N

Special Election Supplement - Candidates Respond & How Your Board Voted

Candidates Respond

It’s time again to speak up, to make your voice heard on a matter of great importance to PTCA, our condominium association.

The Board of Directors comprises five persons, and three of those positions will be decided by the election on June 15. This is a huge chunk of decision-making responsibility, as those elected will fill those positions through the coming year and the next, until 2017.

For the three open positions there are four declared candidates – the four unit owners whose experience and views are

expressed here, in their own words, in the election issue supplement.

The questions were developed by the News and Social Media Committee, which tries always to keep its ear attuned to the concerns of residents. Our hope is that they will stimulate follow-up questions by owners who attend the several Meet the Candidate events early in June.

Thanks to the candidates for going on record, both in their personal Candidate Statements, and by addressing the specific questions that follow.



Clockwise from top right: Joe Guzzardo, Michael Parrie, George Pauley, Jean Shamo

Why do you want to be a Board member?

Joe Guzzardo [new candidate]: Our board has gotten out of hand. They have persecuted residents of this building and engaged in self-serving activities. The clique that controls our board acts without regard to the rules they are required to follow. They need to be stopped.

Michael Parrie [standing for re-election]: I have been and would like to continue to be a Board member in order to contribute to the fine building in which we live. Each of us has an investment at Park Tower, and it’s important to ensure we maintain the high quality of living and property values of the building. Board members have a fiduciary responsibility to ensure we comply with the law and maintain a healthy reserve in order to avoid any unnecessary special assessments or lawsuits.

George Pauley [standing for re-election]: To continue to improve the association’s finances and to assure the building is well maintained. To improve the building amenities to a first class level so as to increase property values. Continue to lower assessments beyond current levels. During the 8 years I have been on the board, assessment increases have been 22% lower compared to the historical average, at the same time as

the contributions to the reserve fund have been increased by \$1,000,000 a year to \$1,400,000 this fiscal year. As the building is over 40 years old, we have been able to pay for major repairs without special assessments. I voted against the 3.5% increase this fiscal year. I believe a 2.5% or 3.0% increase would have been sufficient to meet current needs and reserve funding. I will do the same next year unless there are unanticipated major funding needs. Because of the sound financial planning of the past 8 years, we will not need any.

Jean Shamo [new candidate] I want to support our excellent management and maintain our building’s quality since my husband and I enjoy our home and hope to remain here for the rest of our lives. We also have a significant financial interest in it.

What experiences would you bring to the Board that make you a good candidate?

Joe Guzzardo: I’ve lived here for a long time. Overall, I like living here and hope to do so for many more years assuming that I’m not driven out by either our rising costs or persecution by the powers that be.

Michael Parrie: I have several years of leadership experience in which I have learned to look at the big picture as well as listen to experts, employees, clients, and the community. It’s important not to get too carried up into the details that one loses sight of our mission and purpose. Ultimately, a leader serves the will of the people and makes decisions that are best for Association, not for oneself or a few individuals.

George Pauley: Eight years as president of the Park Tower Board. The association is in excellent financial condition, assessments are lower, the reserve fund has doubled and we are able to fund major repairs without a need for special assessments. Personally, I recently retired from a successful 40 + year career working in health care. Most recently for a multi-million dollar hospital system running their managed care company, taking it from a money loser to one of the top profit centers in the company.

Jean Shamo: We lived for over 25 years in a housing cooperative where consensus was sought on important issues facing its members. As an accountant and financial advisor by training and experience, I believe I understand issues facing individual owners and the association as a whole.

Candidates Respond | Continued on Page 2

3. On what committees have you served, for how long, and in what years?

Joe Guzzardo: I was a member of the Budget and Finance committee for a year or so, about 8 years ago.

Michael Parrie: As Board liaison, I have served on the Home Improvement Committee for the past two years, the Rules & Regulations Committee for the past year, and the Ad Hoc Rules Review Committee last fall.

George Pauley: Rental Policy (2014) .. Rules Review (2014, 2005) .. Health Club (2014-15, 1999-2004) .. Home Improvement (2000-present) .. Social (2000-present) .. Floor captains

Jean Shamo: Budget and Finance Committee (2011-12, 2012-13, 2013-14, 2014-15) .. Ad-hoc Rental Policy Committee (August 2014 through adoption of policy) .. Ad-hoc Rules & Regulations Committee (Winter-Spring 2014)

4. What do you see as the most important issue or issues facing the Board these next two years?

Joe Guzzardo: Our board needs to follow the rule of law and our condominium declaration. The funds of our association are not their personal piggy bank that can be tapped for any pet projects of their own.

Michael Parrie: The Board will continue to face budget issues, such as continuation of the riser project, consideration of a remodel of the health club, as well as possible amendment issues to be voted on by owners, who have suggested purchasing a delinquent mall space, expanding the board of directors, allowing pets, and/or lowering the threshold to amend the declaration in the future.

George Pauley: To lower assessments while maintaining the building and fully funding the reserve fund to recommended levels in the next 2 years. To continue the riser project and multiple other major projects such as replacement of the tower roof. To keep Tim as the building manager and a stable office staff.

Jean Shamo: Maintaining adequate reserves while keeping assessments at reasonable levels .. Keeping abreast of legislative proposals and influencing outcomes for our association, both positive and negative, such as rebutting the sprinkler initiative by the State .. Improving the collaboration among management, board and owners

5. What do you see as the Board’s relationship/role with the management company?

Joe Guzzardo: I think they have a pretty cozy relationship with Tim. The board should use the resources provided by D&K where appropriate and their experience and advice should be considered before any relevant decisions are made, but it must always be understood that D&K operates in a management capacity only. D&K is not a member of our board and executive decisions belong exclusively to our board.

Michael Parrie: Simply put, the Board sets the direction and policy of the Association, and management carries out the policy through procedures. Many times, I have asked, “Tim, what is your recommendation?” I do this because he is the professional property management expert. Overall, the Board and management should work together as a team, not adversaries.

George Pauley: It is the board’s role to set the direction for management, so management can carry out the day to day operations of the building. The board does NOT micro-manage. We have an excellent professional management team and management company that can be trusted to run the association.

Jean Shamo: The Board directs and approves all major actions and contracts but Management carries out the policies and day-to-day activities.

6. What do you make of the fact that there has been a 75% turnover in personnel from our management office within the past year?

Joe Guzzardo: That’s a very bad sign. The 3 staff members that I know of who are now gone had been with us for many years and they all left within short order of each other. Why?

Michael Parrie: There has been a lot of discord among Board members, primarily between those who like to micro-manage the office for their own agendas and others who have trust in DK Condo carrying out the duties set forth by the Board. I speak up if I have very important questions, but otherwise have faith in the professional management company we have hired. They are the property management experts with years of experience and the resources to perform the day-to-day activities of serving residents and overseeing the accounting. In a similar manner and in following the spirit of the Palm II decision, I follow the recommendation of our Board attorney. To sum it up, it frustrates management when Board members completely disregard management and our attorney’s recommendations and/or spread information that is simply not factual.

George Pauley: I had first-hand discussions with each of the people who left. They left because of harassment by a politically motivated group of residents and board members. I publically stated over a year ago that staff would leave if this group continued to: post false statements on websites, send out critical campaign materials (from last year’s election), continued in person harassment of management staff and continued to disrupt board meetings. It continued and staff left.

Jean Shamo: It is highly regrettable that we have lost experienced personnel who provided valuable information to our committees and management. I believe there was acrimony between some owners and management and the hostile environment led these people to pursue other positions.

	Tom Wartowski	Betty Terry-Lundy	George Pauley	Michael Parrie	David Nicosia
Ⓨ = Voted in Favor Ⓝ = Voted Against ⓐ = Abstained ⓃⓅ = Not Present					
Construction Request Continued					
Oct 14 2013- Construction Requests - The Board voted to approve the remodeling of Units 308, 2702, 4009, 5309, and 5311, as submitted by the 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, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski abstained; the motion passed.	Ⓨ	Ⓨ	Ⓨ	Ⓨ	ⓐ
Dec 09 2013 - Construction Requests - The Board voted to approve the remodeling of Units 2606, 2715, and 4810/11, as submitted by the 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. Michale Parrie, Tom Wartowski, Betty Terry-Lundy, and David Nicosia voted in favor; George Pauley abstained; the motion passed.	Ⓨ	Ⓨ	ⓐ	Ⓨ	Ⓨ
Feb 23 2015 - Construction Requests - The Board voted 3 in favor with 2 abstentions to approve the alteration of common 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.	Ⓨ	Ⓨ	Ⓨ	ⓐ	ⓐ
Mar 09 2015 - Construction Requests - The Board voted 4 in favor with 1 abstention to approve the flooring replacement plans for Unit 2907, as submitted by the Unit Owner, accepted by the building engineer and in accordance with the PTCA Construction and Remodeling Policies and Procedures. George Pauley, Michael Parrie, Dave Nicosia and Tom Wartowski voted in favor; Betty Terry-Lundy abstained.	Ⓨ	Ⓨ	Ⓨ	ⓐ	Ⓨ
Contracts					
Nov 11 2013 - Bulk Internet Proposals - The Board voted to pursue a bulk internet contract to provide basic internet service to each unit. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.	Ⓨ	Ⓨ	Ⓨ	Ⓝ	Ⓝ
Jan 27 2014 - Bed Bug Inspection Contract - The Board voted to take no action to extend the Aegis contract which, in effect, allows the existing contract to continue with a right to terminate with 90 days’ notice. George Pauley, Michael Parrie, and Tom Wartowski voted in favor; Betty Terry-Lundy voted against; David Nicosia abstained; the motion passed.	ⓐ	Ⓨ	Ⓨ	Ⓝ	Ⓨ
Directives to Management					
Apr 29 2014 - Distribution of the Proposed Rules and Regulations - The Board voted to direct Management to distribute the proposed rules and regulation handbook, and to provide notice for a Special Meeting of the Unit Owners on June 2, 2014 at 7:30PM for discussion. Further the Board of Directors approves dissolving the AdHoc Committee for Review of the Rules and Regulations as their task has been completed. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski abstained; the motion passed.	Ⓨ	Ⓨ	Ⓨ	Ⓨ	ⓐ
Aug 11 2014 - Motions from Closed Session - The Board voted to allow DK Condo to operate on the Board’s behalf with regards to collections matters, consistent with the policies and procedures in the Rules and Regulations. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.	Ⓨ	Ⓨ	Ⓨ	Ⓝ	Ⓨ
Approval of Minutes					
Jul 08 2013 - Minutes of the Board Meeting June 10, 2013 - The Board voted to approve the minutes from the June 10, 2013 Board Meeting with the correction of adding a date line next to the signatures. George Pauley, Betty Terry-Lundy, and David Nicosia voted in favor; Michael Parrie and Tom Wartowski abstained; the motion passed.	Ⓨ	ⓐ	Ⓨ	Ⓨ	ⓐ
Jun 30 2014 - Approval of Board Minutes: May 27, 2014 - 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.	Ⓨ	Ⓨ	Ⓨ	Ⓝ	Ⓨ

<div> <div>Y</div> <div>= Voted in Favor</div> </div> <div> <div>N</div> <div>= Voted Against</div> </div> <div> <div>A</div> <div>= Abstained</div> </div> <div> <div>NP</div> <div>= Not Present</div> </div>	David Nicosia	Michael Parrie	George Pauley	Betty Terry-Lundy	Tom Wartowski
Committees Continued					
Apr 29 2014 - Election Committee Appointments - The Board voted to appoint Paul Groeninger as the Park Tower Election Committee Chairman. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	N
Apr 29 2014 - Election Committee Appointments - The Board voted to appoint Sheldon Atovsky Unit 3306, Nancy Ledvina Unit 5511, Homer Longoria Unit 5001, Georgiana Nowak Unit 3806, and Paul Groeninger Unit 4211 to the Park Tower Election Committee to oversee the 2014 Annual Election. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	N
Apr 29 2014 - Newsletter Printing - The Board voted to approve printing the May through July Newsletter in color. George Pauley, Michael Parrie, Tom Wartowski, and Betty Terry-Lundy voted in favor; David Nicosia voted against; the motion passed.	N	Y	Y	Y	Y
Apr 29 2014 - Commission Liaisons - The Board voted to appoint David Nicosia as the Board liaison to the Health Club Committee. George Pauley, Michael Parrie, Tom Wartowski, and Betty Terry-Lundy voted in favor; David Nicosia abstained; the motion passed.	A	Y	Y	Y	Y
Jun 30 2014 - Commission Chairs - 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.	Y	Y	Y	Y	N
Jun 30 2014 - Commission Chairs - 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.	Y	Y	Y	N	N
Jun 30 2014 - Commission Liaisons - 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.	Y	Y	Y	N	Y
Jun 30 2014 - Commission Liaisons - 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.	Y	Y	Y	N	Y
Jun 30 2014 - Commission Liaisons - 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 favor; Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	Y
Jul 28 2014 - News and Social Media Committee Chairperson - The Board voted to appoint Bob Shamo to be the Chairperson of the Park Tower News and Social Media Committee. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the motion passed.	Y	Y	Y	Y	N
Jul 28 2014 - Rules and Regulations Committee Charter - The Board voted to appoint Mary Toosi, Unit Owner 5206 and Chuck O’Bringer, Unit 1603 to be members of the Park Tower Rules and Regulations Committee. Tom Wartowski, Betty Terry-Lundy, and David Nicosia voted in favor; Michael Parrie voted against; George Pauley abstained; the motion passed.	Y	N	A	Y	Y
Dec 08 2014 - Recommendations from Health Club Committee - The Board voted to increase the club attendant hours to include Saturday and Sunday morning. David Nicosia voted in favor; George Pauley, Michael Parrie, Tom Wartowski, and Betty Terry-Lundy voted against; the motion failed.	Y	N	N	N	N
Feb 23 2015 - Rules and Regulations Committee Charter - 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.	Y	Y	Y	N	N
Construction Request					
Aug 12 2013 - Construction Requests - The Board voted to approve the remodeling of Unit 3012 as submitted by the 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, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy abstained; the motion passed.	Y	Y	Y	A	Y

7. How long have you owned in the building?

Joe Guzzardo: 29 years

Michael Parrie: 11 years

George Pauley: About 28 years

Jean Shamo: We bought our residence in November 2007, so 7-1/2 years.

8. How long have you lived in the building?

Joe Guzzardo: 28 years

Michael Parrie: 11 years

George Pauley: About 30 years

Jean Shamo We lived here half-time until April 2011, as we still had a business elsewhere, and moved here full-time in April 2011 .. so 4 years full-time, 3-1/2 years half-time.

9. In the past two years there have been 25 Board meetings. How many would you say you attended?

Joe Guzzardo: Maybe 4 or 5

Michael Parrie: I have attended all meetings except one, when I was out of town at a conference.

George Pauley: All 25

Jean Shamo: Around 22.

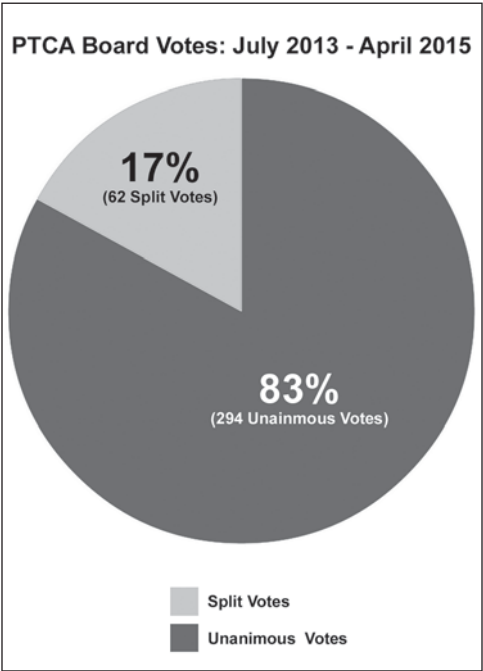
How Your Board Voted: A Summary of Board Votes Over the Past Two Years

Between July 2013 and April 2015 the Park Tower Condominium Association Board of Directors voted 356 times on issues ranging from assessment increases, rule changes, fines for rules violations, vendor contracts and maintenance/capital improvements to the approval of minutes, office holiday hours and even where to place the UPS drop box.

Of the 356 votes, the Board voted unanimously 294 times or roughly 83%.

Because of the sheer number of votes, space constraints and costs of printing, what follows is only the votes that were “split.” That is to say votes that were not unanimous. A complete list of all the votes, both in chronological order and by category, can be viewed on the association’s website at ptcondo.com/board-votes.

In an effort to provide Park Tower Owners with an overall, comprehensive view of how the Board voted over the past two years the votes have been broken out into ten categories:



1. Administrative
(66 Total Votes, 73% Unanimous)

2. Budget and Finance
(42 Total Votes, 88% Unanimous)

3. Committees
(60 Total Vote, 73% Unanimous)

4. Construction Requests
(23 Total Votes, 78% Unanimous)

5. Contracts
(34 Total Votes, 94% Unanimous)

6. Directives to Management
(9 Total Votes, 78% Unanimous)

7. Approval of Minutes
(33 Total Vote, 88% Unanimous)

8. Procedural Votes
(10 Total Vote, 90% Unanimous)

9. Projects
(12 Total Votes, 100% Unanimous)

10. Rules and Regulations
(67 Total Votes, 87% Unanimous)

The seriousness of the work of the board is unquestioned as is the amount of time and effort that each member of the board needs to devote in order to exercise their position whole-heartedly. It is with this same seriousness of intention and research that each voting member of the association must approach the election of candidates to the board.

In 2014, only 50.2% of unit owners voted in the election. The News & Social Media Committee hopes that the provision, in more accessible form, of the motions and votes of the board for the past 2 years will help our members to understand the seriousness of the work of the board and consequently the seriousness of our election and will encourage far more members to participate in the election, to ask questions, and to vote.

	David Nicosia	Michael Parrie	George Pauley	Betty Terry-Lundy	Tom Wartowski
<div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div> <div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div> <div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div> <div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div>					
Administrative					
Jul 08 2013 - Election of Board Officers - The Board voted to elect A - George Pauley as the Board President; B - Michael Parrie as the Board 1st Vice President; C - Tom Wartowski as the Board 2nd Vice President; D - Betty Terry-Lundy as the Board Secretary; E - David Nicosia as the Board Treasurer. George Pauley, Michael Parrie, and David Nicosia voted in favor for all; Tom Wartowski and Betty Terry-Lundy voted against part A; Tom Wartowski abstained from part C; the motions passed.	Y	Y	Y	N	N A
Jul 08 2013 - Motions from Closed Session - The Board voted to ratify the approval of the decisions made in closed session. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartows-ki voted against; the motion passed.	Y	Y	Y	Y	N
Aug 12 2013 - Holiday Fund Signatories - The Board voted to approve removing Laura Cossa and appointing Michael Parrie as a signatory on the Employee Holiday Fund account and Social Fund account at Bridgeview Bank. George Pauley, Tom Wartowski, Betty Terry-Lundy and David Nicosia voted in favor; Michael Parrie ab-stained; the motion passed.	Y	A	Y	Y	Y
Aug 12 2013 - Motions from Closed Session - The Board voted to ratify the approval of the decisions made in closed session. Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; George Pauley and Tom Wartowski abstained; the motion passed.	Y	Y	A	Y	A
Aug 12 2013 - Request to Review Documents - The Board voted to approve the written request to review Association Documents. Tom Wartowski and Betty Terry-Lundy voted in favor; George Pauley, Michael Parrie, and David Nicosia voted against; the motion failed.	N	N	N	Y	Y
Apr 29 2014 - Annual Meeting Schedule - The Board voted to approve the following dates for the 2014 An-nual Meeting schedule: Friday May 9th as the deadline for Candidate Submissions, Tuesday May 27th for Meet the Candidates Night 6:30pm, and Monday June 2nd and Thursday June 5th for Meet & Greet the Candidates 6:30pm. George Pauley, Michael Parrie, and Tom Wartowski voted in favor; Betty Terry-Lundy and David Nicosia abstained; the motion passed. (Note: David Nicosia and Betty Terry-Lundy were up for re-election)	A	Y	Y	A	Y
May 27 2014 - Mailing from Board President - The Board voted to not send out the proposed letter from the Board President. Tom Wartowski and Betty Terry-Lundy voted in favor; George Pauley and Michael Parrie voted against; David Nicosia abstained; the motion failed.	A	N	N	Y	Y
May 27 2014 - Mailing from Board President - The Board voted to send out the proposed letter from the Board President. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom Wartowski and Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	N
May 27 2014 - 2014 Annual Meeting Proxy - The Board voted to allow the candidate mailed ‘Official Proxy’ to count to the vote total of the 2014 Annual Election. George Pauley, Michael Parrie, and Tom Wartowski voted in favor; Betty Terry-Lundy and David Nicosia abstained; the motion passed.	A	Y	Y	A	Y
Jun 09 2014 - 5445 Party Room Request - The Board voted to approve the request for an Owner of 5445 N. Sheridan Road to use the Park Tower Party Room for a rental fee of \$200.00, a security deposit of \$200.00, and the requestor must provide a copy of their homeowner’s insurance policy naming Park Tower as additionally insured. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	Y
Jun 30 2014 - Board of Directors Officers - 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 Secre-tary, 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. - Tom Wartowski declined his Officer Position.	Y	Y	Y	N	N
Jul 28 2014 - Request to Combine Unit PIN - The Board voted to approve hiring Kovitz Shifrin Nesbit to prepare an amendment to the declaration to record physically combining units 4306 and 4406 into a singly recognized unit, the legal fees for which will be charged back to the Unit Owner. George Pauley, Michael Parrie, and David Nicosia voted in favor; Betty Terry-Lundy abstained; the motion passed. (As Noted in the Minutes: Tom Wartowski was present at the Board Meeting when this vote was taken, he left the meeting prior to this vote and returned to the Board Meeting after the vote on this motion was taken.)	Y	Y	Y	A	NP
Aug 11 2014 - Review of Ballots and Proxies - The Board voted to accommodate a Board Member’s request to review the ballots and proxies of the 2014 Board Election at a mutually agreeable time and date. Michael Parrie and Betty Terry-Lundy voted in favor; George Pauley and David Nicosia voted against; Tom Wartowski abstained. The motion failed.	N	Y	N	Y	A

	David Nicosia	Michael Parrie	George Pauley	Betty Terry-Lundy	Tom Wartowski
<div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div> <div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div> <div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div> <div> <div>Y</div> <div>N</div> <div>A</div> <div>NP</div> </div>					
Administrative Continued					
Aug 11 2014 - Service Animal Request - The Board voted to approve the request for an accommodation for a service animal to reside in Park Tower. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy abstained; the motion passed.	Y	Y	Y	A	Y
Aug 11 2014 - Unit Owner Documentation Request – Code of Ethics - The Board voted to request Manage-ment to release an unsigned ‘code of ethics’. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted against; Betty Terry-Lundy abstained; the motion failed.	N	N	N	A	N
Dec 22 2014- Motions from Closed Session - The Board voted to approve a performance bonus for an employ-ee. George Pauley, Michael Parrie, Tom Wartowski, and David Nicosia voted in favor; Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	Y
Dec 22 2014 - Service Animal Request - The Board voted to approve the request by a Unit Owner to accom-modate 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.	Y	Y	Y	A	N
Apr 15 2015 - Consolidate, Amend and Restate Declaration - 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.	Y	N	N	N	N
Aug 12 2013 - 2012/13 Fiscal Year Audit - The Board voted to accept the 2012/13 audited financial statements as submitted by Picker & Associates. George Pauley, Michael Parrie, and David Nicosia voted in favor; Tom War-towski and Betty Terry-Lundy voted against; the motion passed.	Y	Y	Y	N	N
Nov 24 2014 - Assessment Increase - The Board voted to accept the Budget and Finance Recommendation of a 3.5% assessment increase. Michael Parrie, Tom Wartowski, Betty Terry-Lundy, and David Nicosia voted in favor; George Pauley voted against; the vote passed.	Y	Y	N	Y	Y
Nov 24 2014 - Operating Expense – Exterminating - The Board voted to accept the Budget and Finance Recom-mendation listed as 4.b. (Due to a calculation error, Management reduced this item by \$4,400.00 - B&F Committee recommended reducing this expense by \$4,400.00) George Pauley, Betty Terry-Lundy, and David Nicosia voted in favor; Michael Parrie and Tom Wartowski voted against; the vote passed.	Y	N	Y	Y	N
Nov 24 2014 - Recreational Expense – Fitness Center - The Board voted to accept the Budget and Finance Recommendation listed as 6.a. (Increase by \$1,100.00 for decorating. B&F Committee recommended increasing expsense by \$1,100.00) George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski voted against; the vote passed.	Y	Y	Y	Y	N
Nov 24 2014 - Recreational Expense – Fitness Center - The Board voted to not accept the Budget and Finance Recommendation listed as 6.a. (Increase by \$1,100.00 for decorating - B&F Committee recommended increasing expsense by \$1,100.00) Tom Wartowski voted in favor; George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted against; the vote failed.	N	N	N	N	Y
Jan 26 2015 - 2015/16 Operating Budget - The Board voted to approve the proposed 2015/16 budget with a 3.5% increase in assessments. Michael Parrie, Tom Wartowski, Betty Terry-Lundy, and David Nicosia voted in favor; George Pauley voted against; the motion passed.	Y	Y	N	Y	Y
Jul 08 2013 - Commission Liaisons - The Board voted to assign David Nicosia as the ASCO representative. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski abstained; the motion passed.	Y	Y	Y	Y	A
Jul 08 2013 - Commission Liaisons - The Board voted to assign the following Commission Liaisons: David Nicosia to the Budget and Finance Commission; Michael Parrie to the Home Improvement Commission; Betty Terry-Lundy to the New Residents Commission; Betty Terry-Lundy to the Newsletter Commission; Tom Wartowski to the Rules and Regulations Commission; and George Pauley to the Social Commission. George Pauley, Michael Parrie, Betty Terry-Lundy, and David Nicosia voted in favor; Tom Wartowski abstained; the motion passed.	Y	Y	Y	Y	A