

Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday June 13, 2011 Minutes

In Attendance George Pauley, President; Laura Cossa, 1st Vice President; Betty Terry-Lundy, Secretary; David Nicosia, Treasurer; Steve Hanna, Property Supervisor; Tim Patricio, Property Manager; Mavis Mather, Assistant Manager Business Operations

Absent Carlos Vargas, 2nd Vice President

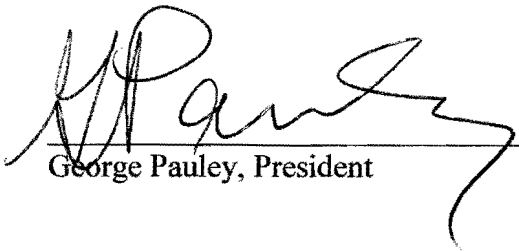
Call to Order: (8:34PM)

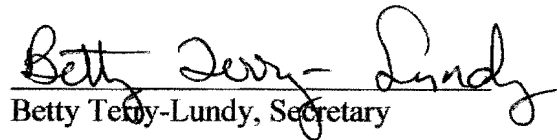
Roll Call Four Board Members were present constituting a Quorum as defined by the Association's Declarations and the Illinois Condominium Property Act.

Topic/Agenda Item	Result/Action Item
Motions from Closed Session	Upon due motion by David Nicosia and seconded by Laura Cossa, the Board voted to approve the following decisions made in closed session: \$100.00 fines for all units not in compliance with the mandatory insurance policy, and a \$500.00 fine for a violation of the Declaration. Laura Cossa, Betty Terry-Lundy, and David Nicosia voted in favor; George Pauley abstained; the motion passed.
Minutes May 9, 2011 Meetings	Upon due motion by George Pauley and seconded by Betty Terry-Lundy, the Board voted unanimously to approve the minutes from the Board Meeting held on May 9, 2011, with a correction.
Pool Area Concrete Repairs	Upon due motion by Laura Cossa and seconded by George Pauley, the Board voted unanimously to approve JLJ Contracting to perform concrete repairs in the pool mechanical room, as submitted, for a cost of \$20,755.00.
Driveway Apron Construction	Upon due motion by David Nicosia and seconded by Betty Terry-Lundy, the Board voted unanimously to ratify the approval of MQ Construction to re-pour the driveway apron, as submitted, for a cost of \$9,000.00 to be split evenly with 5445 N. Sheridan Road.
Hallway Carpeting	Upon due motion by Betty Terry-Lundy and seconded by George Pauley, the Board voted unanimously to approve Chicago Floor Systems to provide 3 floors of stock carpeting as proposed for approximately \$11,758.00.
Riser Replacement Materials	Upon due motion by David Nicosia and seconded by Laura Cossa, the Board voted unanimously to ratify the approval of Ferguson Enterprises to provide the materials necessary for the riser replacement project of the '15 and '3 tier

Topic/Agenda Item	Result/Action Item
	bathrooms from floors 30 to 55, as submitted, for a cost of \$15,380.17.
Riser Replacement Labor	Upon due motion by Laura Cossa and seconded by Betty Terry-Lundy, the Board voted unanimously to ratify the approval of Aalders Plumbing to provide the labor necessary for the riser replacement project of the '15 and '03 tier bathrooms from floors 30 to 55, as submitted, for a cost of \$31,000.00
Construction Requests	Upon due motion by David Nicosia and seconded by Laura Cossa, the Board voted unanimously to approve the remodeling of units 1910 and 3002, 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.

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Adjournment	Upon due motion by David Nicosia and seconded by George Pauley, the meeting adjourned at 8:43PM.


 George Pauley, President


 Betty Terry-Lundy, Secretary