

Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday January 26, 2015 Minutes

In Attendance

George Pauley, President; Michael Parrie, 1st Vice President; Tom Wartowski, 2nd Vice President; Betty Terry-Lundy, Secretary; David Nicosia, Treasurer; Mavis Mather, Assistant Manager; Marlon Dacres, Assistant Manager.

Call to Order: (7:55PM)

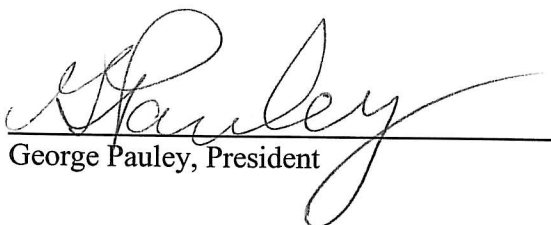
Roll Call

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

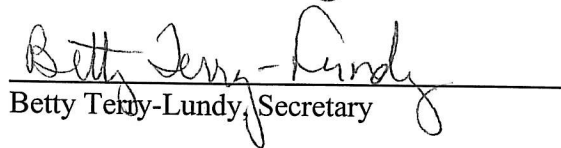
Topic/Agenda Item	Result/Action Item
1. Motions from Closed Session	<p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to defend the case of Lloyd Wilson v. Park Tower CA (Cook Bounty Case No. 20141152566) and to tender the case to the Association's insurance carrier for defense and coverage, and to request that Kovitz Shifrin Nesbit be appointed as defense for counsel.</p> <p>Upon motion by Michael Parrie and seconded by Betty Terry-Lundy, the Board voted unanimously to approve that 25 unit owners who had not provided proof of insurance to the Association and received a Notice of Violation dated December 31, 2014 for hearings to consider the matter before the Rules Committee meeting held January 15, 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. In addition, 4 unit owners who had not provided proof of insurance to the Association and received a Notice of Violation dated December 31, 2014 for hearings to consider the matter before the Rules Committee meeting held January 15, 2015, are in violation of the Rules under Section "Insurance", and shall be fined \$100.00 for their first violation, 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 Tom Wartowski, the Board voted unanimously to approve a that 32 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 November 11, 2014 for hearings to consider the matter before the Rules Committee meeting held January 15, 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 David Nicosia, the Board</p>

Topic/Agenda Item	Result/Action Item
	<p>voted unanimously to find a unit owner responsible for violating the Association's moves rules as described in the Notice of Violation dated December 30, 2014 and considered at the Rules Committee Meeting and hearing dated January 15, 2015, and that such conduct constitutes a violation of the Rules under sections "Dollies, Flatbeds, and Luggage Carts", "Elevator", "Loading Dock", and "Move Ins and Move Outs", and to impose a fine of \$475 on said unit and against the owner's unit.</p> <p>Upon motion by Michael Parrie and seconded by Betty Terry-Lundy, the Board voted unanimously to find a unit owner responsible for violating the Association's moves rules as described in the Notice of Violation dated December 30, 2014 and considered at the Rules Committee Meeting and hearing dated January 15, 2015, and that such conduct constitutes a violation of the Rules under sections "Leasing", and "Move Ins and Move Outs", and to impose a fine of \$850 on said unit and against the owner's unit.</p> <p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to find a unit owner responsible for violating the Association's moves rules as described in the Notice of Violation dated December 29, 2014 and considered at the Rules Committee Meeting and hearing dated January 15, 2015, and that such conduct constitutes a violation of the Rules under sections "Move Ins and Move Outs", and to impose a fine of \$350 on said unit and against the owner's unit.</p> <p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to waive the move fee of \$520.00 for a unit.</p> <p>Upon motion by Michael Parrie and seconded by Betty Terry-Lundy, the Board voted unanimously to accept the short sale request submitted for Unit 3201 in the amount of \$6,700.00 for payoff of the past due account.</p>
2. Minutes January 12, 2015	<p>Upon motion by David Nicosia and seconded by Betty Terry-Lundy, the Board voted unanimously to approve the minutes from the Board Meeting held on January 12, 2015.</p>
3. 2015/16 Operating Budget	<p>Upon motion by David Nicosia and seconded by Betty Terry-Lundy, 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.</p>
4. Proposed Rules and Regulations Amendments	<p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to adopt the construction packet as presented.</p> <p>Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to adopt the rental section, item 20 of the amendments sent to the unit owners, to go into effect March 1, 2015.</p> <p>Upon motion by Michael Parrie and seconded by David Nicosia, 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.</p>

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5. Risers – Copper Purchase	Upon motion by David Nicosia and seconded by Tom Wartowski, the Board voted unanimously to approve purchasing copper, not to exceed \$33,000 for the next five riser projects.
6. Construction Requests	Upon motion by Michael Parrie and seconded by David Nicosia, the Board voted unanimously to approve the remodeling of unit 1606, 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.
7. 2 nd Floor Trash Chute	Upon motion by Betty Terry-Lundy and seconded by David Nicosia, the Board voted unanimously to approve the replacement of the 2 nd floor trash chute, with a labor charge not to exceed \$3,385.00.
8. Hydraulic Lift Pit Stop Switch	Upon motion by Betty Terry-Lundy and seconded by David Nicosia, the Board voted unanimously to approve Otis Elevator to furnish and install the hydraulic lift pit switch, as proposed, in the amount of \$4,290.00.
9. Hydraulic Lift Oil Return System	Upon motion by David Nicosia and seconded by Betty Terry-Lundy, the Board voted unanimously to approve Otis Elevator to furnish and install an oil return system, as proposed, in the amount of \$2,890.00.
10. Outside Health Club Membership	Upon motion by Betty Terry-Lundy and seconded by David Nicosia, the Board voted unanimously to deny the Breaker's residents from using the pool on a permanent basis.
Adjournment	Upon motion by David Nicosia and seconded by Betty Terry-Lundy, the Board voted unanimously to adjourn the January 26, 2015 Board Meeting at 9:31PM.


George Pauley, President

2-23-15
Date


Betty Terry-Lundy, Secretary

2-23-15
Date