

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 September 28, 2015

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

Call To Order: 7:51PM

Members Present: George Pauley
Jean Shamo
Betty Terry-Lundy
Michael Parrie
David Nicosia

Management: Amir Cobalovic, Assistant Manager
Yvonne Sanchez, Administrative Assistant

Committee Reports

Budget and Finance Committee – Committee Chair Paul Groeninger discussed the budget for the possible Health Club Renovation Project, proposed Committee Membership changes, suggested the Board consider giving Management a budget for automating the Bike Room door, and announced the schedule of meetings to review the budget.

Changes To The Agenda

Michael Parrie moved, Dave Nicosia seconded and the Board unanimously approved a motion to add action items from Closed Session to the Agenda.

Michael Parrie moved, Dave Nicosia seconded and the Board unanimously approved a motion to add an action item to set a meeting date with the Budget and Finance Committee.

Michael Parrie moved, Dave Nicosia seconded and the Board unanimously approved a motion to add an action item to consider an addition plumbing project change order.

Action Items – New Business

Actions From Closed Session

Michael Parrie moved, Dave Nicosia seconded and the Board unanimously approved a resolution to charge a \$100 fine to 14 Unit Owners not in compliance with life safety requirements, and that the fine would double each month until it reaches \$1000 per month, and that the monthly fine would continue until the owners comply.

Michael Parrie moved, George Pauley seconded and the Board unanimously approved a resolution to charge a \$100 fine to 25 Unit Owners not in compliance with insurance requirements, and that the fine would double each month until it reaches \$1000 per month, and that the monthly fine would continue until the owner provides proof of insurance.

Michael Parrie moved, Dave Nicosia seconded and the Board approved a resolution to charge a \$250 fine to a Unit Owner found responsible for harassing another unit owner and causing a disturbance on an elevator. The

motion passed with 4 in favor and 1 against. George Pauley, Jean Shamo, Dave Nicosia and Michael Parrie voted in favor of the motion. Betty Terry-Lundy voted against.

Minutes – Board Meeting July 27, 2015

Betty Terry-Lundy moved, Jean Shamo seconded and the Board of Directors voted in favor of a resolution approving the minutes from the Board Meeting held on July 27, 2015. The motion passed with 4 in favor and 1 abstention. Dave Nicosia abstained because he was not present July 27th.

Rules and Regulations Committee Membership

Michael Parrie moved, Dave Nicosia seconded and the Board voted in favor of a resolution to remove Unit Owner Mary Toosi, Unit 5206, from the Rules and Regulations Committee. The motion passed with 4 in favor and 1 against. George Pauley, Jean Shamo, Dave Nicosia and Michael Parrie voted in favor of the motion. Betty Terry-Lundy voted against.

Budget & Finance Committee Membership

Jean Shamo moved, Betty Terry-Lundy seconded and the Board voted unanimously in favor of a resolution to appoint Unit Owner Oliver Tugend, Unit 4111, to the Budget & Finance Committee.

Jean Shamo moved, Betty Terry-Lundy seconded and the Board voted against a resolution to appoint Unit Owner Mary Toosi, Unit 5206, to the Budget & Finance Committee. The motion failed with 4 against and 1 in favor. George Pauley, Jean Shamo, Dave Nicosia and Michael Parrie voted against the motion and Betty Terry-Lundy voted in favor.

Board Meetings With Budget & Finance Committee

Jean Shamo moved, Dave Nicosia seconded and the Board voted unanimously in favor of scheduling meetings with the Budget and Finance Committee on Monday November 30th and Monday December 7th.

Saturday Office Hours

Dave Nicosia moved, Betty Terry-Lundy seconded and the Board of Directors voted unanimously in favor of a resolution to continue Saturday office hours from 7am to 11am.

US Mail Letter Writing Campaign

Dave Nicosia moved, Betty Terry-Lundy seconded and the Board of Directors voted unanimously in favor of a resolution authorizing Management to coordinate and schedule a letter writing campaign to submit complaints to the USPS on behalf of unit owners, including printing and mailing letters.

Bridgeview Bank ATM Location AND Mail, FedEx, UPS Box Location

George Pauley moved, Betty Terry-Lundy seconded and the Board of Directors voted unanimously to table any action on approving a location for the Bridgeview Bank ATM and relocation of the US Mail, FedEx and UPS boxes.

Management was directed to consider other possibilities.

Zip Car Continuing Resolution

Dave Nicosia moved, George Pauley seconded and the Board of Directors voted unanimously to approve continuing the licensing of two spots in the garage to Zip Car at the going rate for premium spots.

Unit Owner Request – Exception To Leasing Policy

Michael Parrie moved, Betty Terry-Lundy seconded and the Board of Directors unanimously voted to approve a resolution denying the request to grant an exception to the leasing policy for the Unit Owner of 1115.

Unit Owner Request – Exception To Leasing Policy

Michael Parrie moved, Betty Terry-Lundy seconded and the Board of Directors unanimously voted to approve a resolution denying the request to grant an exception to the leasing policy for the Unit Owner of 3107.

Unit Owner Request – Service Animal Request

Dave Nicosia moved, Michael Parrie seconded and the Board of Directors voted in favor of a resolution approving a Unit Owner's request for a Service Animal designated case 9.2015.1sa, based on the opinion of the Association's legal counsel. The motion passed with 4 in favor and 1 abstention. George Pauley abstained.

Unit Owner Request – Service Animal Request

Dave Nicosia moved, Michael Parrie seconded and the Board of Directors voted in favor of a resolution denying a Unit Owner's request for a Service Animal designated case 9.2015.2sa, based on the opinion of the Association's legal counsel. The motion passed with 4 in favor and 1 abstention. George Pauley abstained.

Service and Support Animal Application

Dave Nicosia moved, George Pauley seconded and the Board of Directors voted unanimously in favor of a resolution approving the policy and application process for Service Animal Requests, titled "Service and Support Animal Request".

Plumbing Project Change Orders

Dave Nicosia moved, Betty Terry-Lundy seconded and the Board of Directors unanimously voted in favor of a resolution approving change orders for the Lobby Ceiling Plumbing Project as proposed by JLJ Contracting totaling \$4,125 to relocate an electrical ground wire and to remove PVC piping found in the Party Room in accordance with relevant building codes.

Michael Parrie moved, George Pauley seconded and the Board of Directors unanimously voted in favor of a resolution approving a change order for the Lobby Ceiling Plumbing Project as proposed by JLJ Contracting totaling \$2,985 to rebuild a cinder block firewall found in disrepair adjacent to the 15" main sewer drain line.

Business Reports

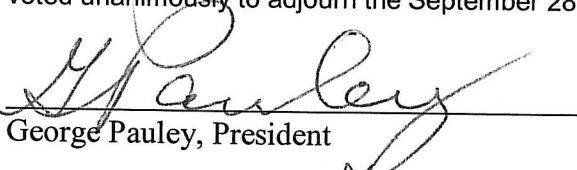
Treasurer's Report: Jean Shamo

CD Renewal with Metropolitan Bank

Jean Shamo moved, Dave Nicosia seconded and the Board of Directors voted unanimously in favor of a resolution approving the renewal of the Reserve Fund CD with Metropolitan Capital Bank, totaling \$102,012.83, for a term of 12 months at an interest rate and yield of 1.1%.

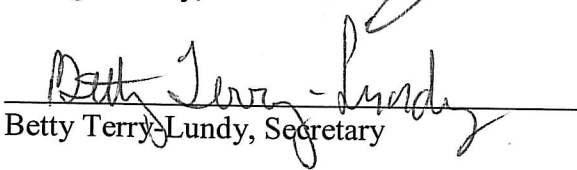
Adjournment

There being no further business, Dave Nicosia moved, George Pauley seconded and the Board of Directors voted unanimously to adjourn the September 28, 2015 Board Meeting at 8:42PM.


George Pauley, President

Date

10/12/15


Betty Terry-Lundy, Secretary

Date

10-12-15