



Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday, October 15, 2007 Minutes

In Attendance

George Pauley, President; Carlos Vargas, 1st Vice President; Sandra Goldberg, Secretary; Laura Cossa, Treasurer; Steve Hanna, Property Supervisor; Mavis Mather, Assistant Manager Business Operations; Michael Rupert, Assistant Manager of Security & Operations; Sara Kacheris, Administrative Assistant Resident Services

Absent

Phoebe Helm, 2nd Vice President; Christina Eppler, Property Manager

Call to Order: (7:34 p.m.)

Unit Owner	Open Comments and Questions
1	Why did we not have a problem with spiders on our windows this summer? <i>George Pauley stated that there have been complaints from other residents about the spiders this summer. It's possible that they just moved to a new tier.</i>
2	I thought that we were having a tight budget this year, and if we are, why are you spending money on carpet for the lobby and the second floor? <i>George Pauley stated that this item would be voted on tonight. Management brought this to the Board. Management put this on the agenda. The Board is looking for a recommendation on this from the Home Improvement Committee but will not receive it until the report at the end of the meeting. As such, it is probable that nothing will be done on this item until the report.</i>
3	Is it true that Christina got fired today? <i>George Pauley stated that this was not true.</i> Was she removed from the office? <i>George Pauley stated that neither of these things happened. I don't know where the rumor came from but she did not get removed from the office and she did not get fired. She did not feel up to coming to the meeting tonight.</i> Are you sure that you are telling us the truth? <i>Steve Hanna stated that Christina was not fired nor was she removed tonight.</i> So in other words Christina remains the manager of this building? <i>Steve Hanna stated that is correct.</i> <i>George Pauley stated that he was surprised to hear that somebody had assumed that since Christina was not at the meeting that there is speculation that she was fired.</i> The reason that I was asking this question tonight is that research of some emails from 2005. <i>George Pauley stated that emails between Christina and himself from 2005 before he was on the Board were personal.</i>

Unit Owner	Open Comments and Questions
	I just want to make sure that this is not personal.
4	<p>Christina was one of the best managers that we have ever had in this building. I hope that you guys keep her.</p> <p><i>George Pauley stated that this is not even relevant.</i></p>
5	<p>Regarding agenda item #20, terrazzo replacement, there are only two bids for the terrazzo replacement and it is best practice to get three. Also the two bids that were returned are \$¼ million and \$½ million. I think that we should follow the reserve study that recommends that this be done in 2013 before we start spending money like this. Instead of replacing the terrazzo with terrazzo I think that we should explore the possibility of using acid washed concrete which can have the same color and texture at a much lower cost and much lower cost of maintenance. But unless the membrane below it is leaking I don't see the urgency of doing this now when the current reserve study recommends it in the year 2013.</p> <p><i>George Pauley stated that the terrazzo is leaking into the garage. Chuck our head engineer is the one who brought this to our attention. It has been leaking. That is why the terrazzo was sealed this year. The terrazzo needs to be addressed. As we do not have a completed reserve study yet, I don't know which reserve study you are referring to.</i></p> <p>I am referring to the one in progress right now.</p> <p><i>George Pauley stated that the Board is meeting with Full Circle on Wednesday and this will be an open meeting.</i></p> <p>My recommendation is that the Board does not act on this tonight considering all the problems that are occurring.</p>
6	<p>What can you tell me about items 16 and 17</p> <p><i>George Pauley stated that number 16 is that Draper and Kramer will accept assessment payments in the office or at the lockbox. Payments must be in the lobby lockbox or the office by the 5th of the month in order to send the payments to the bank on time. Part two of 16 is that the Board is asking Draper and Kramer to establish relationships with banks so that people can wire transfer or electronically transfer funds into the bank.</i></p> <p>Can we still pay through the mail as before?</p> <p><i>George Pauley stated that residents can still mail their payments. Action item 17 Late Fees, who put this on the agenda? We did this last month. This is on the agenda with no backup information so we will remove this from the agenda.</i></p>
7	<p>Has anything been done with the garage ramps on 1-P and 2-P?</p> <p><i>George Pauley stated that he has asked management to get bids on handicapped acceptable ramps but we still do not have the bids. I will ask management again. The plans that were done last year were quite extensive involving removing the garage office, tearing down walls, and having to reinforce the floors. We are asking for a different approach to the ramps.</i></p>
8	<p>My concern is with the agenda item about deck repairs. I was involved in this project and I am extremely disappointed to find out that there are issues with it. If the repairs that are suggested are made, what kind of life expectancy can we now get? I notice that there was some conversation with the architect, is there more than conversation?</p> <p><i>George Pauley stated that what happened with the deck is that the material itself was very expensive wood that does not rot, and the decking wood is fine. However, the stringers, what hold the deck up, is just regular untreated wood. This wood is now rotten and will not hold a screw anymore, some of the</i></p>

Unit Owner	Open Comments and Questions
	<p><i>stringers have just rotted away. What is being proposed is that the portion that was not completed this year be completed in the early spring of next year. We are requesting that each board be put back in the place that it was and that they use the same screw wholes. Chuck and I had this same conversation. We have had difficulty finding anyone who will bid because of the unusual shape of the deck. The people who have given the bid have provided an accurate bid because they are the ones who did the work this year. When this is done will we have to do this again in another 10 years? George Pauley stated that we are going to use treated wood. But we used treated wood last time. Does anyone still have this contract? George Pauley stated that they would look for the contract but it has been 10 year.</i></p>
9	<p><i>As I was walking in tonight I was looking at the terrazzo. It looks better with the seal. I was not aware that it was having such leakage problems that it needs to be addressed more immediately. So that we don't do things with a band aid. If we have to be doing this extensive of a project with the terrazzo can we do the concrete at the same time? I am talking about the concrete between the driveway and the terrazzo that is very badly stained. It's only getting worse over the years. Since we are going to have a planter project and a terrazzo project it would make sense to do this concrete as well. George Pauley stated that he would make a note about having the concrete checked. Not only is the terrazzo project a big project but the mall planter is leaking into the garage and we are having this investigated as well. Hopefully the mall planter can be addressed without tearing out the whole planter so that we do not have to replace two planters.</i></p>
10	<p><i>Coming this spring we are going to have a dog park and a playground in the back meadows. I am just worried about security before it happens, do they control the outside back and keep people from parking there? The security should check that area. George Pauley stated that our security should make sure that no one without building business should be parking behind the building.</i></p>
11	<p><i>During the heavy east wind last winter we had light leakage through our windows. Should we refrain from installing double paned windows until this problem is addressed or is that an unrelated issue? George Pauley stated that this should be discussed with the contractor who does the double paned windows. Tonight we are addressing the infiltration, the majority of which is from people having open windows. Again if you have left your windows open and it rains while you are away please call the management office. They will have maintenance go up and shut your windows. We know that we have some infiltration problems with water. We will be voting on having inspections done tonight. I had the double paned windows installed when I moved 20 years ago. I had a lot of water infiltration before and after they were installed. The windows are still good, but check with the company itself.</i></p>
12	<p><i>Are the security guards to be walking the floors or are they just going to be sitting at the front desk? Michael Rupert stated that security is walking the floors once per shift and walking the garage and outside of the building as well. They are stationed at the lobby during part of their shift from 5:30 until 7:30 but will go and check the dock and the floors when there are complaints.</i></p>

Unit Owner	Open Comments and Questions
13	<p>Regarding the holiday party, when the Board first decided not to have it there were many residents who were in favor of not having it. Secondly I know that rumors run rampant in this building and I am asking for clarification on whether the contractor was told to use regular untreated wood to save money. Please find out what really happened.</p> <p><i>George Pauley stated that Paul Groeninger was the Board president at the time and he is shaking his head.</i></p> <p><i>Paul Groeninger stated that there was no discussion of any skimping of any funds.</i></p>
14	<p>I would like to address the Holiday Party item. I spoke to Christina and she was very satisfied with the July 4th party costs. Are we going to have it or not?</p> <p><i>George Pauley stated that they would vote on this tonight.</i></p>
15	<p>The flooring around the swimming pool is a disgrace. It is very sloppy. Has the Board considered replacing it?</p> <p><i>George Pauley stated that there has been discussion but that it has not been brought to a formal item to get bids on. It is my understanding that the damage was done during the repair of the whirlpool. I have looked at it. They cannot clean this up. There is no way to remove it. The next question is whether to replace the floor.</i></p> <p>When they removed the big cabinets there are rust spots on the floor.</p> <p><i>George Pauley stated that there was also a hole there as well. This is an area that we do need to look into.</i></p>
16	<p>I noticed that the backup talks about different tiers specifically the 11 tier, the 06 tier kitchen, and the 05 tier bedroom. Are these the only tiers that will be inspected?</p> <p><i>George Pauley stated that these are the tiers that infiltration has been reported. We want to find out if we have a deterioration of the caulking. Is there something else going on. Nobody has looked at this since the project 15 years ago. Our concern is if we are starting to experience infiltration is this is a fluke or if we need to get on top of something before it becomes a major problem. About 10 to 15 years ago when we did major work which was a 3 year period and 3-4 million. Nobody has looked at that. It was recommended at the time that we do yearly checks and yearly maintenance.</i></p>

Topic/Agenda Item	Result/Action Item
Motions from Executive Session	<p>A. Upon due motion by Sandra Goldberg and seconded by Laura Cossa, the Board voted unanimously to approve the amended motion. B. Upon due motion by Sandra Goldberg and seconded by Laura Cossa, the Board voted unanimously to approve the motion. C. Upon due motion by Laura Cossa and seconded by Sandra Goldberg, the Board voted unanimously to approve the motion. D. Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to fail the motion. E. No Action. F. Upon due motion by Laura Cossa and seconded by Carlos Vargas, the Board voted unanimously to approve the motion. G. No Action. H. Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted to approve the amended motion. I. Upon due motion by Carlos Vargas and seconded by Laura Cossa the Board voted unanimously to fail the motion. J. Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve the motion. K. Upon due motion by</p>

Topic/Agenda Item	Result/Action Item
	Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to fail the motion. L. Upon due motion by Laura Cossa and seconded by Sandra Goldberg, the Board voted to approve the motion. George Pauley, Sandra Goldberg, and Laura Cossa voted in favor; Carlos Vargas abstained; the motion passed. M1. Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to approve the amended motion. M2. Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve the amended motion.
Minutes August 13, 2007 Board Meeting	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve the correction of the previously approved minutes of the August 13, 2007 Board Meeting to include items which had been deleted from being put on the agenda submitted by the president to management, to remove repetitive comments made by Dan Harvey, and to remove the statement made by Sandra Goldberg which was inaccurately quoted regarding the towing of vehicles from the garage audit section.
Minutes September 17, 2007 Board Meeting	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to table the minutes of the September 17, 2007 Board Meeting due to the lateness in which management gave the minutes to the secretary for review.
Security Contract	Upon due motion by Carlos Vargas and seconded by Laura Cossa, the Board voted to ratify the approval of Admiral Security for a 1 year contract in the base amount of \$145,357 per year and a 4-hour minimum security coverage for moves at \$17.50 per hour (per union contract). George Pauley, Carlos Vargas, and Laura Cossa voted in favor; Sandra Goldberg voted against; the motion passed.
Chute Repair	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to ratify the approval of Kohlman Chutes for work preformed on September 12, 2007 to repair the pack controls for the trash compactor in the amount of \$3,783.00.
Amendment Approval	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to not approve the proposed amendment but to meet with the Attorney to discuss what the Board would like in the amendment.
New Copier	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted to approve leasing a new copier. George Pauley, Carlos Vargas, Sandra Goldberg, and Laura Cossa voted against; the motion failed.
Copier Maintenance	Laura Cossa motioned to approve a copier maintenance contract and was seconded by Carlos Vargas. The motion was amended by Laura Cossa and seconded by Carlos Vargas, the Board voted unanimously to approve the copier maintenance contract with Danka Imaging in the amount of \$100 per month for 10,000 copies for the term of one year.
AED Contract	Sandra Goldberg motioned to approve the proposal from The University of Chicago for the annual AED training in the amount of \$675.00 and was seconded by Carlos Vargas.
Owner Comments Regarding AED	A homeowner asked if someone was having a heart attack in their apartment would they call 911 or would they call the doorman?

Topic/Agenda Item	Result/Action Item
Contract	<p><i>Sandra Goldberg answered to call 911. George Pauley stated that after 911 you would call the doorman. For any emergency you call 911 first but you should then alert the doorman, they are instructed along with security to ground the elevator so that the responders can get up right away. Will the staff come up to the apartment with the AED? George Pauley stated that they would it's a very portable device.</i></p> <p>A homeowner asked if the requiring the employees to train was an issue. Can we force someone to take the training, what happens if the person dies? <i>George Pauley stated that there is no liability that laws have been passed under the good Samaritan Act, that if you are acting in good faith you are not liable for the death.</i></p> <p>But what if the employee does not want this responsibility? <i>George Pauley stated that we are not forcing the employees to take the training; their jobs are not dependant on this.</i></p> <p>A homeowner stated that she participated in the first training that was open to the residents of the building. You learn some basic CPR in the training. <i>George Pauley stated that he was pleased that there were residents who also took the training.</i></p> <p>A homeowner asked how many times we have used the devices. <i>Mavis Mather stated that we used the AED's twice last year. George Pauley stated that it's not whether we could save the person. It is the amount of time that the brain goes without oxygen. We may be able to revive someone and prevent brain damage versus waiting for the paramedics and the person may not be able to be resuscitated. They may have brain damage. There is not much of a down to this and its only \$675.00.</i></p> <p>A homeowner asked if the training is offered more than once. <i>Mavis Mather reported that training is offered twice a year.</i></p>
AED Contract	<p>Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve the proposal from The University of Chicago for the annual AED training in the amount of \$675.00.</p>
Owner Comments Regarding Front Planter	<p>A homeowner asked if considering the condition of the planter and the leaking into the garage, don't we have to do this before it gets worse? <i>George Pauley stated that the Board has been told that the planter may not survive the winter depending on how many freeze and thaw cycles occur. The west wall may collapse. It is not a situation of any kind of danger.</i></p> <p>Are we going to put up a new sign for the entrance and exit. There is a bulb out on the entrance sign.</p> <p>A homeowner asked if the planter was going to be made smaller and the driveway wider. <i>George Pauley stated that at the July board meeting we terminated the driveway project and asked management to get bids to replace only the driveway planter with one similar in size and design. To make the planter smaller requires a different kind of process.</i></p> <p>Last time there was an addition of a handicap entrance, is this going to be taken into consideration? <i>George Pauley stated that at this time they are only looking at the planter and no parts of the driveway or the sidewalks.</i></p>

Topic/Agenda Item	Result/Action Item
	<p>A homeowner stated that based on the comments he would reject the motion of replacing the planter with the same size. I realize that the original plans were lavish in terms of the driveway etc. but perhaps there is some type of a compromise. It seems silly to spend \$5,800 to replace the planter when the next Board might tear it out and make it smaller.</p> <p><i>George Pauley stated that it was not \$5,800 for a planter. It is to get the bid documents. We anticipate the cost of the planter being a couple hundred thousand dollars. The reason that the Board originally cancelled the other project was because it was the Boards decision that we could not afford to spend \$520,000 on the planter and driveway redesign.</i></p> <p>A homeowner stated that now we are talking about \$200,000 whereas before you were talking about \$520,000. Isn't there something that could be done with a thick pebbly paint that would hold the planter like next door has?</p> <p><i>George Pauley stated that they have previously taken out the dirt from the planter and gone in the planter and patched. We can do this again and it will prevent the leaking for 1-2 years. We can continue to patch the concrete every year; We can tear out the trees because they are no longer stable. There are multiple issues. If we keep the planter or don't keep the planter we have been told that the trees need to come down because of their age and they are not stable. If we do go ahead with the new planter, new trees will be put in.</i></p> <p>A homeowner stated that the reason for the more ambitious plan was to minimize the disruption to the residents. If the Board decides to do this in phases you are talking about closing the front driveway each time adding an additional burden to the residents. The plan was for a one shot deal to get everything done at once.</p> <p><i>George Pauley stated that the Board is not considering doing this in phases; we are considering replacing the planter. We do not intend to shrink the planter. We do not intend to make three lanes out there. It's to just replace the planter.</i></p> <p>Is the Board planning to replace the lighting that was knocked down?</p> <p><i>George Pauley stated that the lighting was not replaced because of poor design. In the original design that was voted down the same lighting which surrounds the curb of the driveway was included. When people parked they knocked them down. There will not be posted lighting like before.</i></p> <p>Is that part of this plan?</p> <p><i>George Pauley stated that there is no plan. This is a plan to go out to bid?</i></p> <p>Out to bid for what?</p> <p><i>George Pauley stated that it would be to prepare a scope to replace the planter with a planter of similar size and design. This would be approving the architect to go out and bring back a design.</i></p> <p>A homeowner stated that the residents have seen the proposed plans before but that the reality is that the residents have seen some big assessment increases and that we cannot afford to do what we can't afford to do.</p> <p>A homeowner asked that since its going to cost so much to replace the planter wouldn't we have to tear it up again when we replace the drive at a later date?</p> <p><i>George Pauley stated that it would not need to be torn up. We had replaced the driveway once before When we replaced the drive before the planter was not affected. When the driveway does need to be replaced, we can replace the driveway, which will have no impact on the planter. The plan that was voted down was a plan to totally change the front of the building by putting in a</i></p>

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	<p><i>smaller planter, putting in three lanes of traffic, moving the sidewalk and the driveway all the way up to the pillars of the canopy.</i></p> <p>A homeowner stated that the original plan also included the handicapped access that will have to be done. \$200,000 now then handicapped access then the driveway we will end up spending more money.</p> <p>A homeowner stated that the issue that he has is that we keep talking about this large planter and all the issues that we have with leakage etc, who is to say that the new one will not do the same thing. I think that we should go with a smaller planter and get rid of the leakage problems with the big trees. <i>George Pauley stated that the leakage problem with the planter is not caused by trees but by the fact that it is 35 years old. Whether we put in a big planter, a small planter, driveway or not 35 years from now we will be talking about replacing it again.</i></p> <p>A homeowner asked if there were any other projects or is this the only big project facing the building right now. <i>George Pauley stated that this was just the beginning of the projects. Part of the reason that we are concerned is that we have other huge projects coming up in the next few years. If we choose to spend a lot of money on this project we will need to special assess to get the money for the other projects. Some of the money for the driveway project will pay for some work that needs to be done on the terrazzo and the mall planter.</i></p>
Front Planter	<p>Upon due motion by Sandra Goldberg and seconded by George Pauley, the Board voted to approve the first phase of the proposal from JLA for the replacement of the front planter in the amount of \$5,800.00. Sandra Goldberg voted in favor; Carlos Vargas and Laura Cossa voted against; George Pauley abstained; the motion failed.</p>
Owner Comments Regarding Window Caulking Inspection	<p>A homeowner stated that she wanted to correct some information. During the building critical façade inspection all surfaces of the building have to be touched by an architect. We asked the architect specifically to look at the window caulking. The caulk has been inspected during the façade inspection. At that point he told us that the caulking was holding up very well and that he did not have any concerns. <i>George Pauley said since that time, the inspection had been done but once. What we do know now is that we have water infiltration and we want to know why.</i></p>
Window Caulking Inspection	<p>Sandra Goldberg made a motion to approve the proposal for a façade inspection to investigate the window leaks and was seconded by Laura Cossa. Sandra Goldberg amended her motion to table this action item until a third bid, preferably from Couples, is received, Laura Cossa seconded. The Board unanimously voted to table the motion.</p>
Tuck-pointing Repairs	<p>Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve the tuck-pointing repairs contract to Bruno's Tuckpointing, as submitted, in the amount of \$30,510.00.</p>
Mechanical Engineering Report – Riser Condition	<p>Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve John T. McGuire to perform an engineering report on the building risers at a rate of \$100.00/hr for inspections and \$1,600 for a report.</p>

Topic/Agenda Item	Result/Action Item
Owner Comments Regarding Automatic Laundry Room Door	<p>A homeowner stated that having an automatic opener on the laundry room door would be a great idea. It's so hard to try to open the door and push your laundry cart in even if you're not handicapped. If you're handicapped its nearly impossible.</p> <p>A homeowner asked if the door would open on the inside as well as the outside. <i>George Pauley stated that it would be similar to downstairs in the garage with the button on both sides.</i> I am getting old and lazy and I love the idea.</p> <p>A homeowner asked how often the garage door was repaired, it seems like it doesn't close all the way and doesn't open all the time. I am in favor of getting the door if it works, but being as the ones we have a constantly not working why waste the money. <i>George Pauley stated that a lot of the problems with the garage doors are because of air circulation. The front lobby door works much more reliably. Often times the door does not close because of the suction of the air caused by the garage main doors. This should not affect the laundry door.</i> Also the switch doesn't always work, how often would maintenance be involved in addition to the cost. <i>George Pauley stated that originally the switches were battery operated but they were changed to electric and this has decreased the problem.</i></p> <p>A homeowner asked if it would be the type of door that just flies open when someone presses the button. If it is that kind of door somebody can be hit when on the outside. <i>George Pauley stated that the door would be more similar to the ones on 1P and 2P, which open a little bit more slowly than the lobby door. The laundry room door does have a window in it so that might decrease that.</i></p> <p>A homeowner stated that he was in favor of the automatic laundry room door However, I would challenge that on 1P you have the automatic door leading to the garage but the other door is a manual door. Can we get a discount by ordering another door for the 1P exit? <i>George Pauley stated that he understood that on both 1P and 2P there is one automatic door but then you have a manual door after that.</i></p> <p>A homeowner asked who would sit around and wait for two switches.</p> <p>A homeowner asked what the status of the reserve study was. <i>George Pauley stated that this was discussed at the beginning of the meeting. There is a reserve study meeting on Wednesday in the Party Room. It will be a Board discussion not an open discussion but everyone is invited to attend the meeting.</i></p>
Automatic Laundry Room Door	<p>Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted to approve the installation of an automatic door opener for the laundry room to Metro Door in the amount of \$3,064.00. George Pauley and Sandra Goldberg voted in favor; Carlos Vargas and Laura Cossa voted against; the motion failed.</p>
Owner Comments	<p>A homeowner stated that the roof top exterminating would not help, spiders</p>

Topic/Agenda Item	Result/Action Item
Regarding Rooftop Exterminating	<p>follow the wind. <i>George Pauley stated that he was just going by the information provided that stated that rooftop exterminating would help with the spiders on the windows.</i></p> <p>A homeowner I would like to concur with Laura and Kevin. When we considering doing a special project to get rid of the spiders on the side of the building, the information provided was that every pest control company will tell you they can get rid of them but they will be back. <i>George Pauley stated that this was a very iffy proposal because they were saying that it might reduce the spiders.</i> If this proposal were to make the environment safe for the workers it would be worth \$375, it's a waste of money.</p> <p>A homeowner stated that this was her initial egging to get the pest control company to spray the roof. However since we have not been doing any treatment at all the spiders have been worse. This might reduce the roof activity a bit. I have been covered with spiders and have not been able to open my windows. The spider webs are packed densely.</p> <p>A homeowner stated that it is possible that 18 people will be coming to the new resident meeting on Wednesday night, would the Board consider having their reserve meeting down in the office. <i>George Pauley stated that something would be figured out. Management set up the meeting today.</i></p> <p>A homeowner stated that when the window washers do the windows they put stuff on the windows to keep the spiders away.</p> <p>A homeowner stated that the spiders follow the bugs that are blown by the wind. Unless you get rid of the food source, or stop the wind, you wont get rid of the spiders. Secondly, if we start putting chemicals on the roof is this going to have any effect on the paragon falcons? <i>Laura Cossa stated that this would not have an effect on the falcons.</i></p>
Rooftop Exterminating	<p>Upon due motion by George Pauley and seconded by Sandra Goldberg, the Board voted to approve Anderson Pest Control to perform rooftop exterminating three times per year in the amount of \$375.00. George Pauley, Carlos Vargas, Sandra Goldberg, and Laura Cossa voted against; the motion failed.</p>
Elevator Lobby and Second Floor Carpeting	<p>Upon due motion by George Pauley and seconded by Sandra Goldberg, the Board voted unanimously to table the replacement of the carpeting in the elevator lobby and in the 2nd floor hallway until the home improvement committee reports.</p>
Assessment Payments	<p>Upon due motion by George Pauley and seconded by Carlos Vargas, the Board voted unanimously to instruct Management to investigate allowing electronic transfers of assessment payments from various banks in the city.</p>
Late Fees	<p>Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to delete Late Fees from the agenda.</p>
Owner Comments Regarding Holiday Party	<p>A homeowner stated that the committee is not asking for funds to have a holiday party, the committee is asking if the Board wants to have a party or not, she is not requesting anything. I was asked to find out if people would like a</p>

Topic/Agenda Item	Result/Action Item
	<p>party, if so it needs to be a light supper after work hours.</p> <p>A homeowner stated that since we don't have any money why have a party.</p> <p>A homeowner stated that he thought it would be a good way for people to get to know each other.</p> <p>A homeowner stated that he agreed.</p> <p>A homeowner stated that it's a small-scale thing and residents would volunteer and it would give them the option of meeting people and getting to know others in the building.</p> <p>A homeowner stated that there was a misunderstanding. The committee is not asking for a party. The committee does the work for the party if the building wants a party. We tried hard to bring in the July 4th party under budget and at the lowest cost for a party.</p> <p><i>George Pauley stated that the July 4th party was a good party. What we have been told by management was that the committee was requesting \$1,400 for a holiday wine and cheese party.</i></p> <p>The homeowner stated that she just mentioned to Christina to ask you if you would like to have a holiday party. The figures are here about what's in the bank and the cost of what Draper and Kramer spent on a party here. We could do it like that but this is a round figure that was given to us.</p> <p><i>Sandra Goldberg asked if the committee was recommending to charge for guests like they did with the July 4th party.</i></p> <p>If it would make any difference to me. We would not have any guests for the holiday party. We haven't in the past.</p>
Holiday Party	<p>Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted to approve holding a holiday gathering not to exceed the cost of \$1,400.00. George Pauley, Carlos Vargas, and Laura Cossa voted in favor; Sandra Goldberg voted against; the motion passed.</p>
Owner Comments Regarding Security Uniforms	<p>George Pauley stated that currently security guards do not wear uniforms. Now they wear shirts, ties and blazers. The Board is wanting an opinion if we should have security guards in uniform. The major purpose of security is to prevent people from doing things. In order to prevent people they need to be aware that you have security. One of the best ways of doing that is to make them visible to people who walk into the lobby. We want input from the residents.</p> <p>A homeowner asked if they consistently wear the uniform we have to pay for the uniform. I think it would be nice if they had a big badge.</p> <p><i>George Pauley stated that what the officers wear now the building pays for. You mean that every employee that comes in we have to pay for?</i></p> <p><i>George Pauley stated that those were their uniforms; they don't get to pick what they want to wear.</i></p> <p><i>Michael Rupert stated that Admiral covered the initial cost of the uniforms; there would be a one-time fee of \$700 to change the uniforms.</i></p> <p><i>George Pauley asked if we could change the uniform for new hires and phase in the change.</i></p> <p><i>Michael Rupert stated that he would have to ask Admiral.</i></p> <p><i>George Pauley stated that the question is not whether the association is purchasing uniforms because a uniform is part of the requirement. The</i></p>

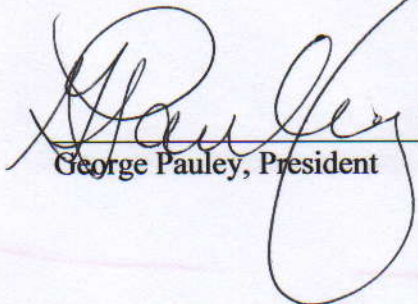
Topic/Agenda Item	Result/Action Item
	<p><i>question is do we want to continue with a casual business style uniform or change to a security uniform.</i></p> <p>A homeowner stated that if they want to look more security like to add a hat to the uniform.</p> <p>A homeowner stated that she asked Michael if the uniform makes a difference and Michael stated that if someone is in more of a police look it would not deter someone from a crime.</p> <p><i>George Pauley stated that the statistics are that if you have visible security verses invisible security. Right now people do not know that we have security.</i></p> <p>A homeowner stated that he would rather have a more casual look and not feel like he is living in a police state.</p> <p>A homeowner stated that the security look is better and more secure.</p> <p><i>Laura Cossa asked if we had already spent money on these uniforms.</i></p> <p><i>George Pauley stated that we were not talking about the cost of the uniforms because we are not going to spend more money.</i></p> <p><i>Laura Cossa stated that she didn't care what they wore .They could be naked for what she cares. As long as we do not spend any money it is fine.</i></p> <p>A homeowner stated that she thinks that security is distinct with just blazers. There are few enough men that walk around in blazers these days that when you see men in them you can figure out that it is security. This is my home and I don't want to have a police look in my home.</p> <p>A homeowner stated that there is an old expression that the clothes make the man. You feel differently when you put on casual clothes to when you put on a more military style uniform. You would act differently, I feel that you should advertise that you have security and get more bang for your buck. This is a security building and it should look like its security. Yes it is my home too.</p> <p>A homeowner asked if there was any information that we have had security problems because of the present uniforms.</p> <p><i>George Pauley stated that there was no information like that available. We have had incidents in the building but there is no way to prove whether they would have been deterred. Most corporations will tell you that they put security in uniforms for deterrent purposes. Some of the security companies will say the same thing.</i></p> <p>A homeowner stated that as long as they were wearing their uniforms it doesn't matter what type of uniform. Just wearing what they have looks nice.</p> <p><i>George Pauley stated that one of the requests that they had in the past from security officers was to not wear their jackets while they were walking the floors because of the heat.</i></p>
Security Uniforms	<p>Upon due motion by Sandra Goldberg and seconded by Laura Cossa, the Board voted to approve to direct management to contact Admiral Security to discuss changing the security uniforms for the building at no additional charge to the Association. George Pauley, Sandra Goldberg, and Laura Cossa voted in favor; Carlos Vargas voted against; the motion passed.</p>
Terrazzo Repairs	<p>Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve management to get three bids from</p>

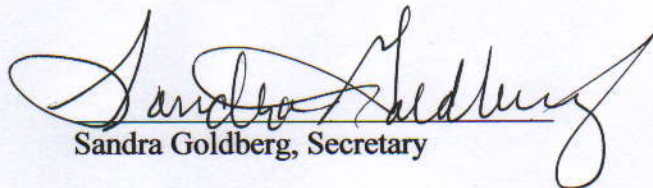
Topic/Agenda Item	Result/Action Item
	architect engineers for work to the north planter and terrazzo to be preformed in the spring.
Owner Comments Regarding Variable Speed Drive	<p>A homeowner stated that originally when the system was being recommended it was recommended that the isolators be installed not just for preventing wear on the chillers and preventing the vibrations, but no one knows what the long term effect is of the pipes in the building vibrating at that level.</p> <p><i>George Pauley stated that the Association would replace the chiller much more quickly if the variable speed drive is not installed. To replace the chiller you have to tear out the walls of the garage to get them in and out. If one chiller wears out then we would probably need to replace both. Secondly, the pipes vibrate and this is one of the reasons for not using chiller #1 now. When we do use this chiller you can feel the vibration at the Doorman's station. This is not being proposed as a nice thing to do, its being proposed because it will prevent considerable costs in the future and will pay for itself in X number of years through the savings in electricity.</i></p> <p>A homeowner stated that originally discussed just having one chiller running, but it makes a lot more sense to have it on both and running because you have just one pipe. I recommend that you do this work.</p>
Variable Speed Drive	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve York to provide and install a variable speed drive on chiller #1 in the amount of \$77,500.00.
Deck Repairs	Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to approve Rightway Remodeling and Solaris Roofing to perform deck repairs in the spring.

Topic/Report	Information
Treasurer's Report: Laura Cossa	<p>According to the August 31, 2007 Financial Statements the total operating funds were \$227,841. The MAX SAFE account at Barrington Bank totaled \$151,922. The total replacement reserves fund was \$1,306,000. The total of all cash and investments was \$1,534,000.</p> <p>Upon due motion by Laura Cossa and seconded by Carlos Vargas, the Board voted to approve the transfer of the CD at Barrington Bank to Corus Bank for 12 months in the amount of \$95,000 at a rate of 5.20% with the proceeds deposited into the MAX SAFE account at Barrington Bank. George Pauley, Carlos Vargas, and Laura Cossa voted in favor; Sandra Goldberg voted against due to the large quantity of sub prime mortgages held by Corus Bank; the motion passed.</p>
Board Report: George Pauley	There is nothing to report on at this point.
Management Report: Mavis Mather	In the month of September there were 59 chargeable work orders in the amount of \$2,400 and 118 non-chargeable work orders. There were 26 memberships at the health club in the amount of \$7,785. In September there were 3 sales averaging \$312,180 and 16 leases averaging \$902. Year to date there have been 24 sales with an average price of \$219,010, and 121 leases with an average rent of \$1,145.
Garage Report: Michael Rupert	The garage net income was a positive of \$8,016 for the month of August, year to date this variance is a positive \$8,506. Significant variances are included in

Topic/Report	Information
	<p>the report distributed at the back table. As far as the audit there are 12 spaces on 2P that have not registered and 10 valet parkers. I have received a request from homeowners not to rent a stall on the right of 2P because they block the turn radius.</p> <p><i>George Pauley asked if the owners were willing to pay for the spaces. Secondly don't we have a waiting list for parking?</i></p> <p>Michael Rupert reported that there are 30 owners waiting for a space.</p> <p><i>George Pauley asked if the owners that were complaining could be moved to another location and new owners placed into those spaces who don't mind the turn radius. We cant have un-rented spaces.</i></p> <p><i>Sandra Goldberg asked the status of the people who did not comply with the audit, have they lost their spaces?</i></p> <p>Michael Rupert stated that this was to be determined tonight. Right now we have the spaces but if the owner does not move the car we do not have the right to have the cars towed. Out of the 12, 10 are empty and were empty during the midnight audit. We have the income accounted for but do not know who has the spaces.</p> <p><i>George Pauley asked that notices be placed on the bulletin boards listing the spaces that are not accounted for. On November 1st we will reassign the spaces and deal with the owners who have not complied at a later date.</i></p>
<p>ASCO Report: Lorraine Meyers</p>	<p>ASCO had a general meeting on the first Tuesday of the month at 6300 North Sheridan. Most of the discussion was about the new Andrew that is going up in St. Andrews parking lot. It will be 49 stories and hold 300 apartments. They are building a garage that will hold 600 cars and be 8 stories high. The 9th story will be the recreation area and will have a brick wall. This will be only 6 feet from the Statesman and they would have a solid wall up to the 9th floor. The side that would face the wall has the most expensive apartments. Also there will be 200 spaces reserved for the church and 100 spaces for the community when they go shopping the rest for the building. There will be a company doing the valet parking. The Statesman is fighting this because their residential starts on the 3rd floor. Also there was a meeting with the Alderman with the four buildings to the north to vote on the placement of the playground. We are going to get a playground behind the green spot where the Edgewater beach apartments are so that it is not near the dog run. There will be a dog park built near the Saddle and Cycle club. This will make a difference because people are going to try to park in our driveway and behind the building. The playground is supposed to start in the spring.</p>
<p>Committee Reports</p>	<p>Home Improvement is recommending that the carpeting on the first and second floor not be replaced until spring. Secondly they are asking for more samples from management for carpet and that bids be split out and not combined for the lobby and second floor. Nothing would be done until the spring.</p> <p>Rules and Regulations Committee had a suggestion for a rule change and I don't know if this was brought to your attention or not. The rule change was to change the rule to specify the time for the noise for parties to agree with the City of Chicago noise ordinance.</p> <p><i>George Pauley stated that they do not have the information but will check and place it on the next agenda.</i></p>

Topic/Agenda Item	Result/Action Item
Adjournment	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas the meeting adjourned at 10:08PM.


 George Pauley, President


 Sandra Goldberg, Secretary