



Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday September 8, 2008 Minutes

In Attendance

George Pauley, President; Carlos Vargas, 1st Vice President; Lorraine Meyers, 2nd Vice President; Sandra Goldberg, Secretary; Laura Cossa, Treasurer; Steve Hanna, Property Supervisor; Tim Patricio, Property Manager; Mavis Mather, Assistant Manager Business Operations; Jacquie Kozinski, Assistant Manager Security Operations

Call to Order: (7:45 p.m.)

Topic/Report	Information
ASCO – Lorraine Meyers	<p>At the most recent 48th Ward Planning and Zoning Committee meeting the Alderman stated that Granville and Argyle would begin their street scapes next year. Goudy school, known as the cougars, has redone the roof, and the smaller planters in the playground and the play lot. They have redone the playground with artificial turf. So many kids use it, that it is cheaper to use artificial turf than to keep replacing the sod. They are also doing the same thing at Swift school. Swift won the academic Olympics this year. The pool at Swift is being rebuilt and updated; it was originally built in 1929. A CTA consultant has been hired to study and advise on the proposed CTA depot at Berwyn and Foster. They are going to look at the area all the way from Berwyn and Broadway to Foster and Sheridan. The brickologe project at the Foster underpass will begin next year. This will be similar to the one that was done this year. This will complete both entrances into our area from Lake Shore Drive. The fire house on Ridge will go to the park district. They will have park activities at the fire house and will also rent it out for special meetings called by community organizations. The Alderman has had numerous requests from different organizations in the community regarding permit parking. She would like out feedback on permit parking did we want it. Do we want it Monday through Friday from 7AM to 9AM? You would not be able to park on the streets at that time unless you buy a sticker from the city. It would cost you \$1.00 and you buy 20 at a time. If you don't put the sticker on your car you would get a ticket, if you had three violations you would get a boot. They want to know if we want it.</p> <p><i>George Pauley stated that the last time that they proposed this; residents of Sheridan Road were excluded from being able to get permits. The proposal last time was because residents to the west of us were unhappy that people who live on Sheridan Road park in their neighborhood. We would only be able to get parking permits that go up to the alley or the first block.</i></p> <p>I would fight that then. We pay for our residents, we pay for our drivers license, and we should be able to park anywhere that we want. I will fight that. The condos on Sheridan road are bigger than the others and yet we only get one</p>

	<p>vote.</p> <p>For the ASCO report, on Saturday September 20th at 9:00AM there is going to be the Alderman's beach clean up. They will be cleaning up both the Foster beach and Osterman beach. On October 6th they will have candidate's night but they are still debating where it will be held. What ASCO meeting was most concerned with planning on telling the Condominium Advisory Council about some of the problems that we have at the condos in our area. I went to the Condominium Advisory Council meeting. There were about 150 people in attendance at the Condominium Advisory Council meeting. ASCO brought up many points that they were concerned with. Many of the topics were about turn over from the developer, smaller condos, issues with fraud and fairness. I reported that we were against the city picking up our garbage but nothing has been decided at all. The mayor is pushing it because he is looking for ways to increase his revenue and that would increase it. There was no update on the life safety system.</p>
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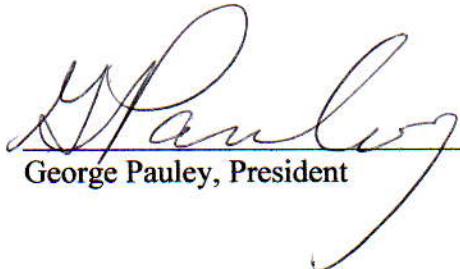
Topic/Agenda Item	Result/Action Item
Approval of Motions from Closed Session	<p>A. Upon due motion by Laura Cossa and seconded by Sandra Goldberg, the Board voted unanimously to approve the insurance fines for 33 units. B. Upon due motion by Carlos Vargas and seconded by George Pauley, the Board voted unanimously to waive a late fee consistent with waiving one late fee per year. C. Upon due motion by Laura Cossa and seconded by Lorraine Meyers, the Board voted unanimously to deny waiving the legal fees for a unit. D. Upon due motion by Sandra Goldberg and seconded by Lorraine Meyers, the Board voted unanimously to ratify the approval of a short sale for a foreclosed property.</p>
Minutes August 6, 2008 Board Meeting	<p>Upon due motion by Sandra Goldberg and seconded by Lorraine Meyers, the Board voted to not approve the proposed minutes, but to have management redo the August 6, 2008 minutes in the same format as the prior Board meeting minutes for 2008. Lorraine Meyers and Sandra Goldberg voted in favor; George Pauley and Carlos Vargas voted against; Laura Cossa abstained. The motion failed</p> <p>Upon due motion by Carlos Vargas and seconded by Laura Cossa, the Board voted to approve the August 6, 2008 minutes as they are currently written with any corrections that the Secretary would like to make. George Pauley and Carlos Vargas voted in favor; Sandra Goldberg voted against; Lorraine Meyers and Laura Cossa abstained; the motion passed.</p> <p>Upon due motion by Carlos Vargas and seconded by Laura Cossa, the Board voted to change the format of the minutes to a business summary format. George Pauley, Carlos Vargas, and Laura Cossa voted in favor; Lorraine Meyers and Sandra Goldberg voted against; the motion passed.</p>
Sandra Goldberg left the meeting at 8:40PM	
Chute Project	<p>A. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted unanimously to approve Kohlman Chutes to make repairs to the chute from the 18th floor to the compactor in the amount of \$63,237.00.</p> <p>B. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted unanimously to approve Romans Design to make repairs to various service area floors for the amount of \$540.00 per floor.</p>

Topic/Agenda Item	Result/Action Item
	C. No action necessary.
Exterior Inspection Project	<p>A. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted unanimously to award the engineering contract for the window infiltration project to WJE, as submitted, not to exceed \$20,000.00.</p> <p>B. Upon due motion by Lorraine Meyers and seconded by Laura Cossa, the Board voted to table the selection of the contractor for the window infiltration project unit provided with bids from the engineer. George Pauley, Lorraine Meyers, and Laura Cossa voted in favor; Carlos Vargas abstained; the motion passed.</p>
Elevator Carpet Mats	Upon due motion by Lorraine Meyers and seconded by Laura Cossa, the Board voted to ratify the approval of the purchase of 8 elevators mats from The Carpet Group for a cost of \$1,825.00. George Pauley, Lorraine Meyers, and Laura Cossa voted in favor; Carlos Vargas voted against; the motion passed.
Reserve Meeting	No Action
Audit Meeting	No Action
Approved Accessibility Devices	Upon due motion by George Pauley and seconded by Laura Cossa, the Board voted unanimously to ban Segway scooters from the building for any person without disabilities.
Garage Power Washing Instructions	No Action
Construction Requests	Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted unanimously to approve the remodeling of units 2003, 5106, and 5202 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.

Topic/Report	Information
Treasurers Report: Laura Cossa	As of July 31, 2008 the total operating funds were \$275,410.49. The total replacement reserve funds were \$949,450.54. The total of all cash and investments was \$1,226,369.67.
Board Report: George Pauley	We are faced with a tough budget this year. Energy prices and reserves keep increasing and it will be tough to create a budget that will keep the increase at a level that will not be hard for the homeowners.
Management Report: Tim Patricio	The front circle concrete repairs are ongoing. We have been making some improvements in the management office and invite residents to stop by and see the progress. The roof repairs are ongoing and we will keep the Board advised on the progress. At the Board's direction I will inquire how much it will cost to have The Carpet Group store the lobby carpeting to be installed after the winter season. For the month of August there were 54 chargeable work orders that generated \$2,284. \$360 was charged in garage late fees and 22 assessment late fees were charged in the amount of \$1,100. There were 59 units exterminated in the month of August. The sales and leasing report did not have too many changes. For the current fiscal year there was 1 studio sold for \$139,000, there were 6 1-Bedrooms sold for an average price of \$164,271,

Topic/Report	Information
	and 3 2-Bedrooms were sold for an average price of \$286,800.
Garage Report: Jacquie Kozinski	The updated garage wait list has 13 parkers waiting for valet parking, 30 parkers waiting for 1-P self park, and 39 parkers waiting for 2-P self park.

Topic/Agenda Item	Result/Action Item
Adjournment	Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the meeting adjourned at 10:12PM.



George Pauley, President

Sandra Goldberg, Secretary

*The Board Secretary has indicated that she will not be signing the minutes