

Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday March 9, 2009 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 Smith, Assistant Manager Security Operations

Call to Order: (8:25 p.m.)

| Topic/Report | Information |
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| <p>ASCO Report: Lorraine Meyers</p> | <p>A week ago last Thursday there was a meeting about the plans for the new Dominick's and the location of the new Dominick's. There were four people from the building that attended. Dominick's, who is part of Safeway, bought the motel next to it. Part of the lot will be given to the Saddle and Cycle Club, to enlarge their parking lot. The rest of the land will go to Dominick's. Dominick's is planning to move the store onto the corner. I passed the pictures around that show how the store is going to be right on the corner of Foster and Sheridan. There is going to be an entrance right on the intersection and then another entrance further down on Sheridan so there will be two entrances to the store. The parking will be on the second floor, there will be a small area, only 10 spots, of parking on the ground level. Safeway had built the old Dominick's back in 1978, now they are changing their whole concept and they are going to make this Dominick's one of their flagship stores. They bought the motel in 2008 and they want to start and have the store finished within 12 months. One of the things that I objected to was that they only had six handicapped spots. Two of these spots were on ground level for 'fast shoppers', if you are planning to just run in and run out. All the rest of the parking is going to be on the second floor where they will have elevators take you down to the store level. The other problem is that their proposed loading dock is going to be off of Foster on the side by the Saddle and Cycle. They are planning on three loading docks, however, they say they are going to only use small trucks and not use any of the big trucks like they use now. They could not convince me that Pepsi or Coca Cola are going to use small delivery trucks. I think that Foster avenue will be tied up because they cannot go east, towards Lake Shore Drive because no trucks are allowed on Lake Shore Drive, nor are they allowed on Marine Drive. These delivery trucks would have to come down either Foster or Sheridan Road. We already have the busses on Sheridan Road lined up and idling, sometimes as many as three or four of those long busses. What ASCO wanted, was to have part of that area be a bus turn around because this area is also where the busses change drivers. However, Safeway did not pay that much attention to this idea. There were at least 15 people from Dominick's present at the meeting. We were concerned whether or not they were using some of the TIF money to finance their project; Dominick's stated that they did not intend to use any of the money for the</p> |

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| | <p>project. What they are doing is moving the store to where the parking lot is now, and they intend to sell the property where the store is now. If someone wants to build a high-rise there, that is fine. It's their property and they can do whatever they want to with it, they intend to sell it. ASCO is concerned with the traffic at the proposed loading dock because it is across the street from the loading dock for the New Admiral which will be going up in about two years. So there will be two loading docks across from each other, this will not make it easy to use Foster to get to Lake Shore Drive. Dominick's will be meeting with the Alderman this Thursday. Currently they do not need to go out to the individual buildings or block clubs. I am trying to get them to come here to talk about their proposals and allow us to tell them our concerns.</p> <p>Last Thursday was also ALDI's presentation. ALDI is building a store on Granville and Broadway. ALDI is a German chain store that is so cheap that Wal-Mart left Germany two years ago because they could not compete. ALDI first arrived in America in 1976 and began operating a collection of 1,000 stores, mostly in the Midwest and the Northwest. What ASCO was concerned about was that they do not want them selling cheap liquor. ALDI is owned by one brother and the other brother owns Trader Joes, so the two of them are connected. This is not over with, they still need to have hearings and go before the Planning and Zoning Commission.</p> <p>Earth Day is going to be April 22nd and ASCO will be planting the planters with the selection between the middle of May and the end of May.</p> |
| <p>Health Club Committee Report: Sandra Goldberg</p> | <p>We would like to thank Marty Feisler for giving two in-service seminars to show people how to use the new health club equipment. This was a very good service to the Association, both sessions were very well attended, and this saved the Association from having to hire and outside trainer to come in and show people how to use this equipment. The Health Club Committee had wanted to make a recommendation to the Board, as is listed on today's agenda, to consider revoking the three month membership to the health club. The Board had voted to do this on a trial basis for six months; the recommendation from the committee is to rescind that membership. Just as an aside we are now requiring that all pool attendants must be able to swim and that they are being checked for that ability. Who is checking this, watching the attendants swim in the pool?</p> <p><i>Tim Patricio stated that they are to demonstrate that they can swim a lap, either to myself or to Jacquie.</i></p> |

| Topic/Agenda Item | Result/Action Item |
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| <p>Approval of Motions from Closed Session</p> | <p>A1. Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to approve 48 insurance fines. A2. Upon due motion by Carlos Vargas and seconded by Laura Cossa, the Board voted unanimously to ratify a \$300.00 fine for failure to comply with the engineer, and to authorize hiring a consultant to be charged back to the owner. A3. Upon due motion by Carlos Vargas and seconded by Laura Cossa, the Board voted unanimously to approve a \$425.00 fine for a construction violation along with a \$75.00 construction application fee. A4. No Action. A5. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted unanimously to approve a \$500.00 fine and revoke parking privileges. A6. Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously not to waive a fine. A7. Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to approve a \$100.00 fine along with a \$120.00 move fee. B. No Action. C. No</p> |

| Topic/Agenda Item | Result/Action Item |
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| | Action. D. No Action. E. No Action. F. No Action. |

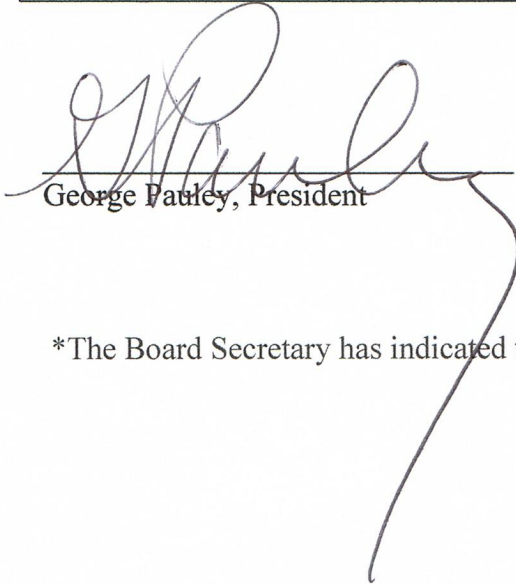
| Topic/Agenda Item | Result/Action Item |
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| Minutes February 16, 2009 Board Meeting | Upon due motion by George Pauley and seconded by Carlos Vargas, the Board voted to approve the February 16, 2009 Board Minutes with corrections. George Pauley, Carlos Vargas, Lorraine Meyers, and Laura Cossa voted in favor; Sandra Goldberg voted against; the motion passed. |
| Minutes February 16, 2009 Special Board Meeting | Upon due motion by Laura Cossa and seconded by Carlos Vargas, the Board voted to approve the February 16, 2009 Special Board Meeting Minutes with corrections. George Pauley, Carlos Vargas, Lorraine Meyers, and Laura Cossa voted in favor; Sandra Goldberg abstained; the motion passed. |
| Garage Sweeper | Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve purchasing a garage sweeper and attachments from Chemcraft in an amount not to exceed \$8,056.00. |
| New Camera Locations | No Action. |
| Irrigation Repairs and Replacement | Upon due motion by George Pauley and seconded by Carlos Vargas, the Board voted unanimously to approve Oasis Irrigation to perform irrigation repairs as submitted in the amount of \$9,300.00. |
| Ratify Elevator Consultant | Upon due motion by George Pauley and seconded by Carlos Vargas, the Board voted to ratify the contract with HH Angus to review and give an opinion on the status of car 5 in the amount not to exceed \$1,000.00. George Pauley, Carlos Vargas, Lorraine Meyers, and Laura Cossa voted in favor; Sandra Goldberg abstained; the motion passed. |
| Natural Gas Purchasing | Upon due motion by Carlos Vargas and seconded by Laura Cossa, the Board voted to rescind the approval of Hans Herman as a natural gas consultant. George Pauley, Carlos Vargas, and Laura Cossa voted in favor; Lorraine Meyers and Sandra Goldberg voted against; the motion passed. |
| Three Month Health Club Memberships | Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted to discontinue the three month health club memberships. Carlos Vargas, Lorraine Meyers, and Sandra Goldberg voted in favor; Laura Cossa voted against; George Pauley abstained; the motion passed. |
| Exterior Appearance – Shade Requirements | Upon due motion by Carlos Vargas and seconded by George Pauley, the Board voted unanimously to rescind the motion made in February to start enforcing the exterior shade requirement. |
| Anticipated Capital Improvements Schedule | No Action. |

| Topic/Report | Information |
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| Treasurers Report: Laura Cossa | Upon due motion by Laura Cossa and seconded by George Pauley, the Board voted to ratify the transfer of the CD from Harris Bank to St. Charles Bank and Trust for 12 months in the amount of \$90,000.00 at a rate of 2.86% with proceeds of \$6,751.31 deposited into the MAX SAFE money market account at |

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| | <p>Barrington Bank. George Pauley, Carlos Vargas, Lorraine Meyers, and Laura Cossa voted in favor; Sandra Goldberg abstained; the motion passed.</p> <p>As of January 31, 2009 the total operating funds were \$81,518.87. The reserve account at Barrington Bank totaled \$247,139.55. The total replacement reserve funds were \$1,073,015.57. The total of all cash and investments was \$1,156,046.88.</p> <p><i>Sandra Goldberg asked how we had a CD at Corus Bank. We had talked before about not rolling over any more CD's into Corus Bank. They had the best rate at that time.</i></p> <p><i>Sandra Goldberg requested that that CD not be rolled over into Corus Bank. Carlos Vargas agreed with Sandra Goldberg.</i></p> <p><i>Sandra Goldberg stated that they had talked about that and the CD should not have been put into Corus Bank even if they had a high rate at that moment. Carlos Vargas stated that we would be bankrupt at any bank.</i></p> <p><i>Anyone can do the same thing; any bank can do the same investments. Sandra Goldberg stated that they were known for being on the edge. George Pauley stated that if the bank is taken over by the government, there is no wait to get monies that are FDIC insured. Out of all of the banks that have been taken over by the FDIC in the last 75 years, no one has lost any money that was uninsured.</i></p> <p><i>Carlos Vargas stated that the 3% or 4% or 5% that is advertised would be lost anyway.</i></p> <p><i>George Pauley stated that he did agree with Sandra that we should not be doing it.</i></p> <p><i>I did not read about this being an issue.</i></p> <p><i>Tim Patricio stated that this CD was from six month ago.</i></p> |
| Board Report: George Pauley | There is no Board Report for this month. |
| Management Report: Tim Patricio | <p>I got numbers from Johnson Controls. They have been working on getting numbers for the Life Safety System. At no charge to the building they have designed specifications for the Life Safety Project; we have been working on this for quite some time. Instead of just going to vendors directly and getting bids, which I did do, we went another step and sought out a consultant. Johnson Controls, who has been working with the building through the HVAC control system, chiller maintenance, and cooling tower replacement, invited seven contractors to bid on the specifications for the life safety contract. The numbers have finally been submitted. It appears that the total cost of what is required to come up to code will fall between \$400,000 and \$500,000. This is approximately \$450,000 less than what we anticipated by the reserve study, and over \$1,000,000 less than by your engineering study. That is good news from the respect that you were planning on a \$1,000,000 project and now only need to plan to spend half of that.</p> <p><i>Carlos Vargas said that we have money to play with.</i></p> <p><i>Laura Cossa stated that it's a matter of where they are going to spend the money.</i></p> <p><i>Lorraine Meyers stated that we don't have that money yet.</i></p> <p><i>George Pauley stated that he was banking on that to get the elevator fixed.</i></p> <p><i>Carlos Vargas asked if any or the quotes have references from already working on the Life Safety Project.</i></p> <p>Each of the companies that were invited to bid have already been working on Life Safety Projects in other buildings. This was with the involvement of the city and with the involvement of contractors, and Johnson Controls has done virtually the same project at several other high-rises in Chicago.</p> |

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| | <p><i>Carlos Vargas asked how long the bids were good for.</i></p> <p>I have a summary of the bidding and some of the finer points. I have not seen the exact bids yet, I imagine that if they are like other similar contracts than they will have fine print that says these numbers are good for 30 days.</p> <p>In the month of February there were 37 chargeable work orders in the amount of \$1,782, and 104 non-chargeable work orders. There was \$2,462 for health club income with 11 added memberships for a total of 309 memberships. There was one sale in the amount of \$160,000, with a fiscal year to date total of 22. The average sale for the year was \$159,187. There were five leases for a year to date total of 74. The average lease for January was \$1,175; the overall average rent for the year is \$1,016. There were 31 assessment late fees totaling \$1,550.</p> |
| Garage Report: Jacquie Smith | For the month of January, the garage revenue was over budget by \$1,236 and the garage expenses were under budget by \$3,536. The waiting list for valet parking is 22 people, the waiting list for self parking on 1-P is 35 people, and the waiting list for 2-P is 48 people. |

| Topic/Agenda Item | Result/Action Item |
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| Adjournment | Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the meeting adjourned at 10:29PM. |



George Pauley, President

Sandra Goldberg, Secretary

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