

Park Tower CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Monday June 8, 2009 Minutes

In Attendance

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

Call to Order: (8:14 p.m.)

Topic/Report	Information
ASCO Report: Lorraine Meyers	<p>ASCO met on June 2nd the first thing on the agenda was the dumpster tax update. ASCO is consulting with their lawyer to see if we can have a class action suit against the City of Chicago. We are being taxed as a single family home but we do not have the benefits of such. Only condos and large apartment buildings are being taxed for the dumpsters. We started paying for it in May; other condos started it in March. Single family homes are not taxed at all. Joe Moore voted against the tax, he is the Alderman of the 49th ward. Our Alderman, Mary Ann Smith voted for the tax, even though she has the most condos of any ward.</p> <p>A request for a beach house at Osterman beach has been approved, but that does not mean that we will get it. A playground in the meadows was approved instead of a dog park, but we do not have either yet. The Alderman is considering having a dog beach at the north end of Foster Avenue beach. Dog owners are using it now as such. Wild grass planted at Osterman beach does not seem to be surviving, a study is taking place to see why.</p> <p>On June 23rd ASCO will sponsor the Producers on the grass at Bryn Mawr at dusk. It is free and everyone is welcome to attend.</p> <p>As soon as possible we need to make a list of repairs where catch basins have collapsed. The City is making a list of those needed repairs and will get to them in the order in which they are submitted.</p> <p>Parking meters in the parks are being postponed. The City has never charged ordinary people for parking unless you have a boat moored in some harbors. This prospective tax has been tabled for further study; let our Alderman know how you feel about this tax.</p> <p>Unfortunately, the license for condo managers has passed both houses but has not been signed by the governor yet. We ask that as many people as possible write or send the governor a message saying don't sign bill 5B1579 known as the Community Association Managers Act. I have copies of his address and his email address. Please pick one up and send it to the governor, soon.</p>
Health Club Committee Report: Sandra Goldberg	<p>For anyone who wants to weigh themselves the scale has been relocated into the cardio room. This was based upon the recommendation of a health club member, when the scale was in the pool area it was not stable. The scale was</p>

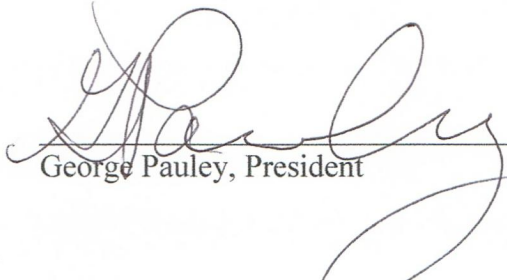
	<p>moved to the pool area because when it was outside where an attendant could see it people were weighing their luggage and throwing off the calibration. The new location in the cardio room allows the scale to be stable and dry and it is accurate. The new bike should be delivered early next week. I would like to thank Jacquie for getting us some spray disinfectant samples donated to help defer the cost of the disinfectant towels.</p>
<p>Social Committee: Scott Schmidtke</p>	<p>The Social Committee has a meeting scheduled for Thursday the 11th at 6:30PM in the Party Room to start planning the July 4th party. Volunteers are needed to help plan and run the party.</p>

Topic/Agenda Item	Result/Action Item
<p>Approval of Motions from Closed Session</p>	<p>A. No Action. B1. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted unanimously to approve insurance violation fines in the amount of \$100.00 per unit. B2. Upon due motion by Carlos Vargas and seconded by George Pauley, the Board voted to approve a \$250.00 fine for failure to allow entrance to a unit. George Pauley, Carlos Vargas, and Lorraine Meyers voted in favor; Sandra Goldberg abstained; the motion passed. B3. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted to approve a \$200 fine a noise violation. George Pauley, Carlos Vargas, and Lorraine Meyers voted in favor; Sandra Goldberg abstained; the motion passed. B4. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted to approve a \$200.00 fine for a noise violation. George Pauley, Carlos Vargas, and Lorraine Meyers voted in favor; Sandra Goldberg abstained; the motion passed. B5. Upon due motion by Carlos Vargas and seconded by Lorraine Meyers, the Board voted to not issue a fine for a move violation. George Pauley, Carlos Vargas, and Lorraine Meyers voted in favor; Sandra Goldberg abstained; the motion passed. C. Upon due motion by Carlos Vargas and seconded by George Pauley, the Board voted unanimously to not waive a move fine. D. No Action.</p>
<p>Minutes May 11, 2009 Board Meeting</p>	<p>Upon due motion by George Pauley and seconded by Carlos Vargas, the Board voted to approve the May 11, 2009 Board Minutes with corrections. George Pauley, Carlos Vargas, and Lorraine Meyers voted in favor; Sandra Goldberg voted against; the motion passed.</p>
<p>Minutes May 28, 2009 Board Meeting</p>	<p>Upon due motion by George Pauley and seconded by Lorraine Meyers, the Board voted unanimously to approve the May 28, 2009 Board Minutes with corrections as stated.</p>
<p>Natural Gas Consultant</p>	<p>Upon due motion by Lorraine Meyers and seconded by Carlos Vargas, the Board voted unanimously to give Prospect Resources 90% of the gas load to be purchased by December 31, 2009 for the 2010/2011 period.</p>
<p>Market Lease</p>	<p>Upon due motion by Lorraine Meyers and seconded by Carlos Vargas, the Board voted unanimously to approve a counter offer for the Market Lease to include a 10 year term with two 5 year options; a base rent of \$1,500 for the first 5 years, \$2,000 for the second 5 years, \$2,500 for the third 5 years, and \$3,000 for the last five years; to include either 2 months at half rent, or one month rent free; and finally to change the 90 day termination notice clause to a six month termination notice.</p>

Topic/Agenda Item	Result/Action Item
Health Club Class Request	Upon due motion by Carlos Vargas and seconded by Sandra Goldberg, the Board voted unanimously to approve issuing approval for free use of the party room for health club classes provided that the instructor of said classes completes an indemnity agreement.
Construction Requests	Upon due motion by Sandra Goldberg and seconded by Carlos Vargas, the Board voted unanimously to approve the remodeling of units 1411, 2201, 2702, and 4303 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.
Board Member Status	<p>Upon due motion by George Pauley and seconded by Carlos Vargas, the Board voted unanimously to appoint Laura Cossa to the Board of Directors of the Park Tower Condominium Association to serve out the remainder of her term.</p> <p>Upon due motion by George Pauley and seconded by Sandra Goldberg, the Board voted to ratify all votes/decisions of the Board of Directors of Park Tower Condominium Association made in meetings of the Park Tower Condominium Association during the period of June 2007 to May 2008. George Pauley, Carlos Vargas, and Sandra Goldberg voted in favor; Lorraine Meyers and Laura Cossa abstained; the motion passed.</p> <p>Upon due motion by George Pauley and seconded by Lorraine Meyers, the Board voted to ratify all votes/decisions of the Board of Directors of Park Tower Condominium Association made in meetings of the Park Tower Condominium Association during the period of June 2008 to May 2009. George Pauley, Carlos Vargas, Lorraine Meyers, and Sandra Goldberg voted in favor; Laura Cossa abstained; the motion passed.</p>

Topic/Report	Information
Treasurers Report: Tim Patricio	As of April 30, 2009 the total operating funds were \$193,401.42. The total replacement reserve funds were \$1,130,612.92. The total of all cash and investments was \$1,325,528.65.
Board Report: George Pauley	There is no Board Report.
Management Report: Tim Patricio	<p>There are no updates from the project list unless Board members have questions.</p> <p>In the month of May there were 60 chargeable work orders in the amount of \$2,516, and 116 non-chargeable work orders. There was \$7,133 for health club income with a total of 320 memberships. There was one sale in the amount of \$174,000, with a fiscal year to date total of four sales. There were 13 leases for the month of May averaging \$983. The year to date total of all leases is 25. There were 32 assessment late fees totaling \$1,600.</p>
Garage Report: Tim Patricio	There is no valet wait list for the garage, parking is immediately available. The waitlist for 1-P self parking is 42 people. The waitlist for 2-P self parking is 56 people. The waitlist for tandem parking is 6 people.

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



George Pauley, President

Sandra Goldberg, Secretary

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