

Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday December 7, 2009 Minutes

In Attendance George Pauley, President; Lorraine Meyers, 1st Vice President; Sandra Goldberg, 2nd Vice President; William Fortuna, Secretary; Tim Patricio, Property Manager; Mavis Mather, Assistant Manager Business Operations

Absent Laura Cossa, Treasurer

Call to Order: (7:39PM)

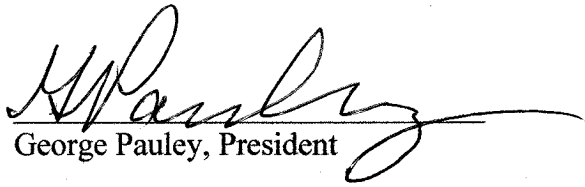
Roll Call Four Board Members were present constituting a Quorum as defined by the Association's Declarations and the Illinois Condominium Property Act.

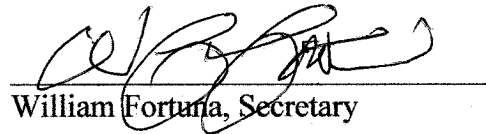
Agenda Upon due motion by Sandra Goldberg and seconded by Lorraine Meyers, the Board voted unanimously to accept the proposed agenda.

Budget Category	Proposed Budget Recommendation/Votes
	Laura Cossa arrives at 7:42PM.
Changes to Reserve Projection 2010/11	Terrazzo Sealing - Leave in reserve projections as is. Masonry - Leave in reserve projections as is. Hall Carpets - Leave in reserve projections as is. Life Safety - Leave in reserve projections as is. Riser Repairs - Leave in reserve projections as is. North Drive Asphalt - Leave in reserve projections as is. Party Room Rehab - Leave in reserve projection – reduce expense to \$10,000. Branch Lines - Leave in reserve projections as is. Pipe Insulation - Leave in reserve projections as is. Exterior Sealants - Leave in reserve projections as is. HVAC Capital Work - Leave in reserve projections as is. Compactor - Leave in reserve projections as is.

Budget Category	Proposed Budget Recommendation/Votes
	<p>Commercial HVAC - Leave in reserve projections as is.</p> <p>Add to reserve projection GREEN PROJECT - Replacement of chiller/cooling tower water "chemical" treatment system with non-chemical "physical" treatment system.</p>

Topic/Agenda Item	Result/Action Item
Adjournment	Upon due motion by Sandra Goldberg and seconded by Lorraine Meyers, the meeting adjourned at 10:05PM.


 George Pauley, President


 William Fortuna, Secretary