

Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Monday April 12, 2010 Minutes

In Attendance

George Pauley, President; Lorraine Meyers, 1st Vice President; Sandra Goldberg, 2nd Vice President; Laura Cossa, Treasurer; William Fortuna, Secretary; Bryan McCarley, Property Supervisor; Tim Patricio, Property Manager; Mavis Mather, Assistant Manager Business Operations; Jacquie Smith, Assistant Manager Security Operations

Call to Order: (7:45PM)

Roll Call

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

Topic/Agenda Item	Result/Action Item
Life Safety Project	Upon due motion by Lorraine Meyers and seconded by George Pauley, the Board voted to accept the proposal from Intelligent Systems to installing the one-way/two-way communication with the two alternates. George Pauley, Lorraine Meyers, Laura Cossa, and William Fortuna voted in favor; Sandra Goldberg voted against; the motion passed.
Curtain Wall/Sealant Project	Upon due motion by William Fortuna and seconded by Laura Cossa, the Board voted to approve completing the project in one year. George Pauley, Lorraine Meyers, Laura Cossa, and William Fortuna voted in favor; Sandra Goldberg voted against; the motion passed. Upon due motion by William Fortuna and seconded by Laura Cossa, the Board voted to accept the proposal from JLJ Contracting to replace the sealants. George Pauley, Lorraine Meyers, Laura Cossa, and William Fortuna voted in favor; Sandra Goldberg voted against; the motion passed.
Plumbing Riser Investigation	Upon due motion by George Pauley and seconded by Lorraine Meyers, the Board voted unanimously to accept the proposal from McGuire Engineering to perform a professional investigation of the risers at a cost not to exceed \$17,000.

Topic/Report	Information
ASCO Report: Lorraine Meyers	The first thing is that the Friends of the Park met last Thursday. They met at 243 S. Wabash and the lecture was about Chicago's Coastal Geology with discussion on the importance of planning for the future of Chicago's lakefront system. It really is the four miles that is not finished on the south side and on

	<p>the north side. They had all kinds of proposals but they are really trying to have the whole lake front with a bike path from one end of the city to the other, they want it available to everyone and not restricted at all. The annual earth day is coming up; it is what they used to call clean up day and will be April 17th. If you want to volunteer, you can start at 9AM and go until noon. Volunteers will receive, on a first come first serve basis, a T-shirt that says you cleaned up. The next thing is there was a house bill 5429 which I hope does not pass because it is a bill requiring all condos to put up a solar energy panel. I don't know where they would put one on our building; the only place open is the 2nd floor. ASCO is fighting this, but it is in the house right now. Also house bill 5951 is the bill to protect all cyclists. They will have the right to ride on the street and it would be your fault if you hit them. Also, on June 15th ASCO is having a special meeting for presidents only. It is a presentation and discussion for all buildings to discuss what they want to do with the four miles that they want to finish along the lake. They want your input and then you will bring it back here and give us your version of it and have us vote and decide what to do.</p>
<p>Health Club Committee: Sandra Goldberg</p>	<p>The Health Club Committee met on February 23rd. The meeting began at 7PM. Rob stated that he had been communicating with Jacquie about the heat in the cardio room. He said Jacquie said that Zlatko will be meeting with the plumber in March to find a way to turn off the vent by the television. Rob said that the lighting in the cardio room was very dark. He suggested that a fluorescent bulb equivalent to 75 watts be used. Rob said Jacquie said that the light fixtures were too small to use a higher wattage bulb, which is larger in size. Rob said that the fluorescent bulbs come in smaller sizes. The committee discussed drafting a survey and sending it to all HC members. This will help determine what equipment they want purchased this year and what improvements need to be made in the HC. The committee will draft the survey at the next meeting. The preventative maintenance contract was discussed. The committee felt they could not make a recommendation to the Board as to which company to select. The committee stated that they needed more information about each company such as their turn around time to make a repair, how long it takes to get parts, the services provided by each company, as well as references on each company. Rob mentioned that some of the HC members were not following the rules of the HC because they did not know the rules. The committee recommended that at the bottom of the HC application a statement be added "Please read the rules on the other side of this application." The committee also recommended that the HC member sign the back of the application that they have read the rules. The HC Committee discussed the following issues and made these recommendations to the Board: 1. Shut off the vent closest to the television. 2. Insert "Please read the rules on the other side of this application" and have the HC member sign the back of the application. 3. Send out a survey to the HC members. 4. Clean the pool by the attendants once a day. 5. Purchase a digital camera. Run off digital photos in the office for membership identification cards. 6. Reduce the down time when machines are out of order. 7. Management to provide additional information regarding the companies that provided maintenance services for the HC equipment. The meeting ended at 8PM.</p>
<p>Home Improvement Committee: Scott Schmidtke</p>	<p>The Home Improvement Committee met on March 15th. We discussed the following: Pool Area Flooring -4 or 5 samples have been ordered in larger size to discuss at next meeting Entry Signage-2 samples were presented to the committee. Nick was going to add some additional sketches. The tall sketch will be cut down and we will have</p>

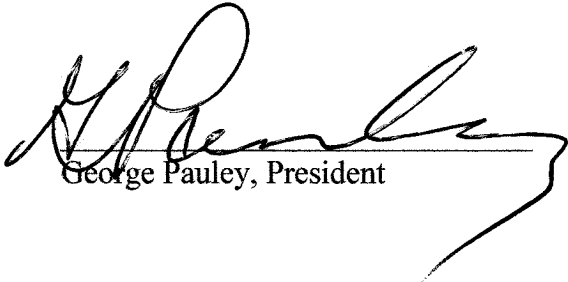
	<p>new drawings at the next meeting.</p> <p>Hallways-We will need to submit 3 different choices to the board so we need to start from the beginning. If members would like to go to the office and look at the samples of carpet and paint you may. Ask for post-its to mark with your name on it. Please do not take up much of the staff's time as they are very busy. We will then have some samples done for our next meeting.</p> <p>Service area-Tim will have the painted wall in the service area (lobby level) painted a medium brown for the time being until we work on the type of wall covering we want.</p> <p>Fire hose signs-Nancy the building had about 30 days to put some type of signage up according to the law. So for now that is what we have. We can bring it up at a future meeting but please remember that custom signs can get expensive. We'll see if Tim has some type of catalog for such types.</p> <p>Planters-Kent Brave planted the circle planter in the front and the north planter for spring; he is doing this at no charge, just for the plants themselves. We will be meeting again in early May.</p>
<p>Budget and Finance Committee: Paul Groeninger</p>	<p>The Budget and Finance Committee met on April 5th. Full minutes have been provided to the Board, but I would like to highlight a couple of items. The B&F Committee made a recommendation to ask the Board to hold a special meeting to discuss the domestic hot water riser project and vote on this issue at the May board Meeting. The motion was made by myself and seconded by David. The committee voted unanimously to have the Board give this project a high priority, hold a special meeting to discuss the project. I am not talking about the survey, but about the entire game plan for the project.</p> <p>I made a motion to recommend that the Board transfer any Operating Income for the year ended 2/28/2010 to the Operating Reserve Account. The motion was seconded by Becky and carried by a unanimous vote of the B&F Committee. Lastly, Becky made a motion that Garage Hikers be commended from the B&F Committee for keeping the damage expenses for the year so low. The motion was seconded by Vince and unanimously approved by the B&F Committee.</p>

<p>Topic/Agenda Item</p>	<p>Result/Action Item</p>
<p>Motions from Closed Session</p>	<p>A1. Upon due motion by Sandra Goldberg and seconded by Lorraine Meyers, the Board voted unanimously to approve insurance fines. A2. Upon due motion by Lorraine Meyers and seconded by William Fortuna, the Board voted unanimously to approve a \$100.00 fines for a noise violation. A3. Upon due motion by Lorraine Meyers and seconded by George Pauley, the Board voted unanimously to approve a \$100.00 fine plus move charges. A4. Upon due motion by Sandra Goldberg and seconded by William Fortuna, the Board voted unanimously to approve a \$50.00 fine. B. Upon due motion by Lorraine Meyers and seconded by William Fortuna, the Board voted unanimously not to waive a fine. C. Upon due motion by George Pauley and seconded by William Fortuna, the Board voted to let a ruling stand. George Pauley, Laura Cossa, and William Fortuna voted in favor; Lorraine Meyers and Sandra Goldberg abstained; the motion passed. D. No Action.</p>
<p>Minutes March 8, 2010 Board Meeting</p>	<p>Upon due motion by William Fortuna and seconded by Lorraine Meyers, the Board voted to approve the March 8, 2010 Board Minutes. George Pauley, Lorraine Meyers, and William Fortuna voted in favor; Sandra Goldberg voted against; Laura Cossa abstained; the motion passed.</p>

Topic/Agenda Item	Result/Action Item
Building Insurance	Upon due motion by George Pauley and seconded by Lorraine Meyers, the Board voted unanimously to approve the 2010/2011 insurance policy commercial package with Farmers Insurance, and the 2010/2011 umbrella policy with Mesirow Financial.
Annual Meeting	Upon due motion by George Pauley and seconded by Sandra Goldberg, the Board voted unanimously to hold the annual meeting on June 14, 2010 with a deadline for candidate forms on May 13, 2010.
Construction Requests	Upon due motion by Lorraine Meyers and seconded by William Fortuna, the Board voted unanimously to approve the remodeling of units 4303, as submitted by the owner, 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 February 28, 2010 the total operating funds were \$195,832.37. The total of the MaxSafe Money Market was \$644,911.05. The total replacement reserve funds were \$1,537,427.39. The total of all cash and investments was \$1,733,259.76.
Board Report: George Pauley	No Report was given.
Management Report: Tim Patricio	<p>For the month of February there were 36 chargeable work orders totaling \$1,883 in income and 117 none chargeable work orders. The health club income totaled \$6,597 with a current total of 330 memberships. There were 22 late fees totaling \$1,100. There were no sales in January, leaving the year to date total at 18 sales with a yearly average sale of \$155,101. There were 3 leases for a year to date total of 95 with a monthly average of \$1,005. There are currently 18 units placed in forced insurance.</p> <p>I think that today's events underscored a number of things that we are trying to implement such as the floor captain program and using the newsletters and the website for information. Having been communicating with the residents, I can tell you that the emails that I sent out that most of you probably saw, except for Lorraine, but I kept her updated by phone. I got so many responses, so many positive responses from residents who saw a lot of the nonsense on the news and were happy that they could open their email and see a message from us telling them what was happening on the ground at the time. A lot of the things that we have done over the past couple of years have laid the foundation for the positive things that have come out of the tragedy today. So overall it was good.</p> <p>One thing that I can say is that the green week will proceed. We sent out notices to everybody and we have most of the ground work done and we will be proceeding with that. There will be a meeting this Wednesday here in the party room for residents who are interested in asking questions. Please encourage as many people to come as possible.</p>
Garage Report: Jacquie Smith	There is no valet wait list for the garage, parking is immediately available. The waitlist for 1-P self parking is 65 people. The waitlist for 2-P self parking is 68 people. The waitlist for tandem parking is 4 people. The spring power washing will be performed Monday May 10 th through Thursday May 13 th .

Topic/Agenda Item	Result/Action Item
Adjournment	Upon due motion by Sandra Goldberg and seconded by George Pauley, the meeting adjourned at 10:37PM.



George Pauley, President



William Fortuna, Secretary