



Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Minutes March 28, 2016

Meeting Location: 5415 North Sheridan Rd.
2nd Floor Party Room

Call To Order: 7:48PM

Members Present: George Pauley
Michael Parrie
Betty Terry-Lundy
David Nicosia
Jean Shamo

Management: Timothy Patricio, Property Manager

Committee Reports

There were no reports, however there was a reminder that the Budget & Finance Committee is meeting on Wednesday April 6th at 4:30pm in the Party Room.

Additional Agenda Items

After a motion by Michael Parrie, seconded by George Pauley, the Board voted unanimously to add two action items to the Agenda for consideration; Approval of the Laundry Room Operator License contractor and adding a member to the Green Committee.

Action Items – New Business

Closed Session Business

After a motion by Michael Parrie, seconded by George Pauley, the Board of Directors voted unanimously in favor of a resolution to fine owners who have not produced adequate proof of insurance coverage \$100, to be doubled each month until it reaches \$1000 per month, and to continue being charged until such time as adequate proof of insurance is submitted to the Association.

After a motion by Michael Parrie, seconded by George Pauley, the Board of Directors voted unanimously in favor of a resolution to fine a unit owner in case #2.27.16, \$50 for excessive noise and \$50 for abusive and threatening language.

After a motion by Michael Parrie, seconded by George Pauley, the Board of Directors voted unanimously in favor of a resolution to fine a unit owner in case #2.23.16, \$250 for excessive cigarette odors.

Minutes – Board Meeting March 14, 2016

After a motion by Betty Terry-Lundy, seconded by George Pauley, the Board of Directors voted unanimously in favor of a resolution to approve the minutes of the Board Meeting held on March 14, 2016.

2016 Annual Meeting Schedule

After a motion by Michael Parrie, seconded by Betty Terry-Lundy, discussion and an amended motion, the Board of Directors voted unanimously in favor of a resolution to approve scheduling the 2016 Annual Meeting of the Unit Owners and Board Election for Monday June 13th at 7:30pm in the 2nd Floor Party Room, with the initial announcement to be mailed by Friday April 15th, forms for candidates of record for the election to be due in the Management Office no later than 5pm on Friday May 13th, the Annual Meeting Notice to be mailed by Friday May 20th, a candidate 'Meet & Greet' on Saturday June 4th, and a 'Meet the Candidates' night on Wednesday June 8th.

Reserve Study Update

After a motion by Jean Shamo, seconded by Dave Nicosia and discussion, the Board of Directors voted unanimously in favor of a resolution approving the proposal by Reserve Advisors to complete a formal update of their 2014 Park Tower Condo Association Reserve Study, at a cost of \$10,900.

Outdoor Pool Resurfacing

After a motion by Betty Terry-Lundy, seconded by George Pauley and discussion, the Board of Directors voted unanimously in favor of a resolution approving resurfacing of the outdoor pool as proposed by All Season's Pool & Spa at a cost of \$13,800.

Lobby Door Enclosure

After a motion by Dave Nicosia, seconded by Jean Shamo, discussion and an amended motion seconded by Betty Terry-Lundy, the Board of Directors voted unanimously in favor of a resolution approving construction of the proposed north lobby door wind break enclosure by JLJ Contracting, including replacement of the existing north lobby door and drafting of the necessary drawings to apply for the requisite city permits at a cost not to exceed \$40,000; management will submit the professional drawings to the Board for final approval prior to seeking a permit and beginning construction.

Laundry Room Operator License

After a motion by Michael Parrie, seconded by Betty Terry-Lundy and discussion, the Board voted unanimously in favor of a resolution approving the laundry room operators license as proposed by Family Pride, LLC., under Plan III, with agreed upon amendments to the license by the Association's legal counsel, at a commission rate of 72% of sales to be paid to PTCA.

Green Committee Membership

After a motion by Michael Parrie, seconded by Jean Shamo, the Board voted 4 in favor and one abstention to approve appointing Unit Owner William Kay, Unit 4201, to the Green Committee. Dave Nicosia abstained.

Management Report

Property Manager Tim Patricio advised the Board and Owners present that an F.A.Q. (frequently asked questions) would be distributed later this week in response to questions the office is getting regarding the Bulk Thermostat project. Also, window washing is scheduled to begin the week of April 11th and the season's garage power washing is being targeted for mid-May. Also, Otis Elevator will be taking car #3 out of service for about a week to make necessary repairs. Finally he advised the Board that Social Committee Chair Don Yuratovic had resigned, and that we need a new Chairman to plan and coordinate the 4th of July Party.

The Board President directed Management to post an announcement requesting volunteers for the Social Committee, including specific responsibilities for the Chairman.

ADJOURNMENT

There being no further business, after a motion by Dave Nicosia, seconded by Betty Terry-Lundy, the Board of Directors voted unanimously in favor of a resolution to adjourn the March 28, 2016 Board Meeting at 8:14pm.

Michael Parrie
~~George Pauley, President~~
Michael Parrie, Vice President

4/25/2016
Date

Betty Terry-Lundy
Betty Terry-Lundy, Secretary

4-25-16
Date