



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 27, 2017

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

Call To Order: 7:43pm

Members Present: Michael Parrie
Paul Heck
Jean Shamo
David Nicosia

Members Absent: Monique Fouant

Management: David Barnhart, Property Supervisor
Timothy Patricio, Property Manager

Committee Reports

Social Committee Chair Sheldon Atovsky reminded Owners that the 'Tower Hangouts' party is this Friday March 31st from 8 to 10pm in the Party Room. He thanked resident Denis Timofeev, who was the 'brainchild' for the event and will be DJ'ing. He encouraged everyone who can, to stop by for snacks and mingling. He also mentioned that planning is underway for the Easter Egg Hunt and Brunch from 9:30am to 12pm on Easter Sunday.

Property Manager Timothy Patricio reported that newly appointed ASCO rep Cheryl Ronnet attended the ASCO Annual Meeting on Wednesday March 22nd. A couple items to note include a reminder that bike riders are now subject to cell phone laws and the dog park construction at Lake Shore and Bryn Mawr looks like it will go ahead this Spring or Summer. Also, CAPS held a Community Safety Seminar.

Additional Agenda Items

After a motion by Paul Heck, seconded by Dave Nicosia, the Board of Directors voted unanimously in favor of a resolution to add appointing agenda item numbers 11 and 12, auditing the results of the referendums for the Declaration & Bylaws amendments, and ratifying the purchase of a CD for the reserve fund.

Action Items – New Business

Minutes – Board Meeting March 13, 2017, Minutes – Special Meeting March 18, 2017, and Minutes – Special Meeting March 22, 2017

After a motion by Dave Nicosia, seconded by Jean Shamo the Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Board Meeting on Monday March 13, 2017, and the Special Meetings held on Saturday March 18, 2017 and Wednesday March 22, 2017, to discuss the proposed amendments to the Declaration and Bylaws and purchase of Unit 12c.

Fiber Network Build Out

After a motion by Jean Shamo, seconded by Dave Nicosia, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the samples for the fiber build out as presented by AT&T, accept the installation plan as proposed by AT&T, and authorizes use of locations in the garage for a 5'x5' structure containing the AT&T hub for the fiber lines entering the building and branching off to the floors, and storage rooms for the junction boxes.

Health Club Locker Rooms/Restrooms

After a motion by Dave Nicosia, seconded by Paul Heck, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the proposal for remodeling of the health club locker rooms and restrooms as proposed by Zadro General Contractors, at a cost not to exceed the proposed estimate of \$195,000, plus a provision of \$19,500, to address unknown conditions if and as they may arise.

Security System Rehab

After a motion by Paul Heck, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the proposal for overhauling our security system as proposed by Chicago Building Service, at a cost not to exceed the proposed estimate of \$90,718, plus a provision of \$9100, to address unknown conditions if and as they may arise.

Garage Overhead Doors

After a motion by Jean Shamo, seconded by Paul Heck, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the proposal for replacement of the garage fire doors as proposed by DSI Door Service, at a cost not to exceed the proposed estimate of \$50,485.48 plus a provision of up to \$8000, to replace the dock area fire door and frame.

Main Air Handler Overhaul

After a motion by Paul Heck, seconded by Dave Nicosia, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the proposal by Oak Brook Mechanical Services, Inc., to perform repairs to the penthouse level make-up air handler for the hallways, as proposed at a total estimate of \$102,600, plus a provision of up to \$10,260, to address unknown conditions if and as they may arise.

Social Committee Membership

After a motion by Jean Shamo, seconded by Dave Nicosia and discussion, the Board of Directors voted unanimously in favor of a resolution to appoint Unit Owner Bob Shamo as a member of the Social Commission.

Construction Requests

After a motion by Michael Parrie, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to approve the remodeling plans of units 601, 1011, 1904, 5103, and 5301, as submitted by the unit 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.

Auditing Declaration & Bylaws Referendum On Amendments

After a motion by Jean Shamo, seconded by Dave Nicosia, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve hiring accounting firm Picker & Associates at a rate of \$150/hour to audit the tabulation of results by management for the referendum for amendments to the Park Tower Condo Association Declaration and Bylaws.

CD Purchase

After a motion by Jean Shamo, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to approve the purchase of a CD at Lakeside Bank, for \$107,152.30, for 15 months at a rate of 1.1%, to mature on June 22, 2018.

ADJOURNMENT

After a motion by Dave Nicosia, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to adjourn the March 27, 2017 Board Meeting at 8:09PM.

Michael Parrie
Michael Parrie, Board President

4/10/2017
Date

Paul Heck
~~David Nicosia, Secretary~~
Paul Heck, 2nd Vice President

4/10/2017
Date