



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 April 24, 2017

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

Call To Order: 8:20pm

Members Present: Michael Parrie
Monique Fouant
Paul Heck
Jean Shamo
David Nicosia

Management: Timothy Patricio, Property Manager
Amir Cobalovic, Assistant Manager

Presentation (prior to Call to Order)

Wiss, Janney, Elstner Presentation Regarding Roof Project And Anchorages

Beginning at 7:35PM, the Association's structural engineers Joseph Zale and Kurt Halloway with WJE, the firm hired to design the specifications for replacing the main roof, made a presentation to the Board and owners present. The engineers and Management answered questions and addressed feedback from members of the Board and Unit Owners present.

Call To Order

Board President Michael Parrie called Open Session to order at 8:20pm and confirmed the quorum, following the presentation by WJE.

Additional Agenda Items

After a motion by Jean Shamo, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to add consideration of the proposed Pool Liner Replacement Project, and appointing a chair for the Home Improvement Commission, to the agenda.

Action Items – New Business

Roof Service Anchorages

After a motion by Dave Nicosia, seconded by Paul Heck, and discussion the Board of Directors voted unanimously in favor of a resolution to authorize a budget of \$45,000 as proposed by Wiss, Janney Elstner Inc., to begin the engineering process for the safety tie-back certification requirements proposed to comply with relevant OSHA Rules.

AC Pump Repairs

After a motion by Dave Nicosia, seconded by Monique Fouant, there was discussion. Following discussion the motion was amended by Dave Nicosia and seconded by Monique Fouant, and the Board of Directors voted unanimously in favor of a resolution to approve of and ratify the decision by Management to take emergency measures in response to a failing cooling tower pump, including repairing the pump for \$12,968, rebuilding the the pumps mechanical seal for \$4,647, and purchasing a variable speed drive for installation to a back up pump to be used while the main pump is offline for the repairs, for \$10,800.

It was noted the variable speed drive was installed in house by assistant engineer Matt Brown, so the cost was limited to the drive itself and delivery.

Masonry/Tuckpointing Project

After a motion by Dave Nicosia, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the Masonry/Tuckpointing Project as proposed by JLJ Contracting for \$225,000, and a budget of \$15,000 for Management to arrange the purchase and in house replacement of exterior light fixtures.

Pool Liner Replacement Project

After a motion by Monique Fouant, seconded by Paul Heck, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve replacing the existing fiberglass pool liner with a PVC Membrane System, as proposed by All Seasons Pool and Spa for \$80,100, and a provision of \$15,000 to address unknown conditions should removal of the existing liner reveal problems with the concrete below, for a total cost not to exceed \$95,100.

It was noted that the Board, by acclimation, favored the light blue sample passed around during discussion, however, Board President Michael Parrie asked that the Health Club Committee make the final decision for the color.

Home Improvement Commission Chair Appointment

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to appoint unit owner of 5408, Erik Butka as chair of the Home Improvement Commission.

Adjournment

There being no further business, after a motion by Jean Shamo, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to adjourn the April 24, 2017 Board Meeting at 8:47PM.

Michael Parrie
Michael Parrie, Board President

5/8/2017
Date

David Nicosia
David Nicosia, Secretary

5.8.17
Date