



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 June 26, 2017

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

Call To Order: 7:52pm

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

Management: Timothy Patricio, Property Manager

There were no Committee or Board Reports.

Action Items – New Business

Election of Officers

After a motion from Monique Fouant, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to appoint Michael Parrie as Board President, Paul Heck as 1st Vice President, Monique Fouant as 2nd Vice President, Jean Shamo as Treasurer, and Dave Nicosia as Secretary.

Closed Session Business

There were no motions for Closed Session business.

Minutes – Board Meeting June 12, 2017

After a motion by Monique Fouant, seconded by Paul Heck, the Board of Directors voted 4 to 1 in favor of a resolution to approve the minutes from the Board Meeting held on Monday June 12th, 2017. Jean Shamo abstained.

Appoint Commission Liaisons

After a motion by Jean Shamo, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve the appointment of Board Liaisons, consistent with appointments at present.

2017-2018 Board Meeting Schedule

After a motion by Jean Shamo, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve the schedule for Board Meetings for the 2017/2018 Park Tower Condo Association business year, on the dates as proposed by Board President Michael Parrie, and directs Management to issue a formal notice via US Mail accordingly.

2016/2017 Audit Review Schedule

After a motion by Jean Shamo, seconded by Dave Nicosia, the Board of Directors voted unanimously in favor of a resolution to approve releasing the DRAFT Audited Financial Statements of the 2016/2017 Fiscal Year, ending February 28, 2017, as prepared and presented by Picker & Associates, LLC, and hereby directs a meeting be scheduled with the auditor for Monday August 14th, for an opportunity to review the draft audit and ask questions.

Panic Button Installation

After a motion by Paul Heck, seconded by Dave Nicosia, the Board of Directors voted unanimously in favor of a resolution to approve the contract with Pentegra Systems, as proposed, to install panic button stations and monitoring service, at a cost not to exceed \$809 for installation, and a rate \$33 per month for the monitoring service.

Garage Ventilation Grates

After a motion by Paul Heck, seconded by Dave Nicosia, the Board of Directors voted unanimously in favor of a resolution to approve the bid as proposed by DEMCO for \$28,160, to install garage ventilation control grates at six airway wells throughout the 1p and 2p levels.

ADJOURNMENT

After a motion by Dave Nicosia, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to adjourn the June 26th, 2017 Board Meeting at 8:04PM.

Michael Parrie, Board President

Date

David Nicosia, Secretary

Date