



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 January 8, 2018

Meeting Location: 5415 N. Sheridan Road
2nd Floor Party Room

Call to Order: 8:17 pm

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

Management: David Barnhart, Senior Vice-President/Property Supervisor
Marlon Dacres, Assistant Property Manager
Timothy Patricio, Property Manager

Committee Reports

Social Committee Chair Sheldon Atovsky reported on recent events and upcoming activities. He reported the Holiday Cheer Party was successful with a spread of food and drink from world cuisines, a live harp player and over 100 people attended. He said the goal of the party was to celebrate holidays of many traditions occurring in December and January as a means to bring our diverse population together in order to mix and to get to know each other better, and that they succeeded.

The Social Committee has overseen and participated in research, purchase, return, installation and testing of new AV equipment that will help to support committee events, such as movie nights and streamed events, and to support the Board and Management in Board and Town Hall meetings. He thanked the following for extraordinary efforts to make this happen: Management especially Tim Patricio, Steve Bisping and Louie Mazzano; the staff including Danny Stachowicz; Board Member Dave Nicosia, and Association Members William Kay and Bob Shamo.

He thanked individuals for donations: Mike Magliane for an aluminum easel; Jean Shamo, for a woven wicker basket.

He reported upcoming events on the calendar include popcorn machine training led by Paul Groeninger, Wednesday, January 10, 1:00 pm, in the Party Room and a Social Committee Meeting, Wednesday, January 10, 6:15 pm, in the Party Room. Also, Movie-Popcorn-Pizza-Night Saturday, January 20, 4:30 pm, in the Party Room.

Future events being considered and planned include an Art Show, Easter Egg Hunt & Brunch, Hangouts, TGIF, and the return of the Annual 4th of July Party.

He stated the goal of the Social Committee is to foster a sense of community and cooperation among the residents, neighbors and owners at Park Tower Condominium Association. The Committee continues to work on this and welcomes volunteers, leaders, suggestions and opinions

to help accomplish this goal. E-mail management if you want to join, volunteer or have suggestions.

Board Report

On behalf of the Board, Michael Parrie thanked all owners and residents who contributed to the Park Tower Employee Holiday Fund. Our 32 employees were thrilled and humbled by the generosity shown by everyone and the appreciation shown for their hard work all year long. In addition, he thanked doorman Robert Lee for his 10+ years of service to Park Tower and hopes that he enjoys retired life.

He thanked the Social Committee for putting on successful events such as the Holiday Cheer, All About Lettuce, and the upcoming movie night.

He thanked Budget & Finance Committee members Becky Rosoff and Oliver Tugend for working with management and the Board on the proposed budget.

He reminded owners to please be on the lookout for an announcement by management on risers to be worked on this year and tentative timelines. This riser work will also most likely include the 55th floor hallway ceiling "loop" that services the high floors, similar to the loop project done a couple of years ago on the lobby ceiling that services the low floors. Furthermore, management will share a timeline of work to be done by AT&T for the fiber installation as soon as it is finalized.

Finally, on behalf of the Board, he asked for owners to please consider joining one of our committees to contribute constructive ideas and efforts. If you are interested, then please contact management.

Additional Agenda Item

After a motion by Monique Fouant, seconded by Dave Nicosia, the Board of Directors voted unanimously in favor of a resolution to add a Service Animal Request from a Unit Owner to the Agenda.

ACTION ITEMS – NEW BUSINESS

Closed Session Business

After a motion by Michael Parrie, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to fine 5 unit owners \$100 for the first month, to double thereafter for each subsequent month, up to the maximum fine of \$1,000, for not providing the Association with adequate proof of insurance.

After a motion by Michael Parrie, seconded by Dave Nicosia, the Board of Directors voted unanimously in favor of a resolution fine 5 unit owners \$50 for the first month, to double thereafter for each subsequent month, up to the maximum fine of \$200, for not attending the new residents' meeting.

After a motion by Michael Parrie, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution in case #12.7.17.1, to fine a unit owner \$50 for obstruction of a common area.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution in case #12.34.17, to fine a unit owner \$250 for cigarette smoke odors, \$50 for noxious cooking odors, and \$50 for noise.

After a motion by Paul Heck, seconded by Monique Fouant, the Board of Directors voted unanimously to authorize the payment of an agency fee, should a decision be made to hire a temporary employee.

Minutes – Board Meeting December 11th, 2017

After a motion by Dave Nicosia, 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 December 11th, 2017. Monique Fouant abstained from the vote.

Proposed 2018/2019 Budget

It was noted that there were no resolutions needed from the discussion at the Special Meeting of the Unit Owners to review the budget.

Consolidated and Restated Declaration

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 for legal counsel with Kovitz, Shifrin, and Nesbit to consolidate, amend and restate the Declaration of the Park Tower Condominium, to conform with the most current provisions of the Illinois Condominium Property Act, and to combine the Declaration with all prior recorded amendments into a single document at a cost not to exceed \$3,750.

Procedure for Sharing Private Contact Information

After a motion by Paul Heck, seconded by Monique Fouant, and discussion, the Board of Directors voted unanimously in favor of a resolution

WHEREAS, the Park Tower Condominium Association (“Association”) is governed by provisions of the Association’s Declaration of Condominium (“Declaration”) and the Illinois Condominium Property Act (“Act”); and

WHEREAS, the Declaration provides that the direction and administration of the Property and the affairs of the Association shall be vested in the Board of Managers (“Board”); and

WHEREAS, Section 19 of the Condominium Property Act (“Act”) governs the books and records that must be maintained for examination and copying by Owners; Effective January 1, 2018, Section 19(a)(7) of the Act is amended to provide that the Board must, in addition to a current listing of the names, addresses, and weighted vote of all members entitled to vote, maintain a list of the email addresses and telephone numbers of all members for examination and copying by Unit Owners, if requested for a purpose that relates to the Association; Previously, only names, addresses, and weighted vote were required to be maintained for examination and copying by Owners; and

WHEREAS, the Board has not adopted a Rule, pursuant to Section 18.4(s) of the Act, and owners have not consented to receive notices by e-mail and/or designated an electronic address as the unit owner’s address on any list of members or unit owners which an Association is required to provide upon request pursuant to any provision of the Act and/or Declaration; and

WHEREAS, unit owners may have provided the Association with their e-mail addresses and telephone numbers (often unpublished), prior to the amendment to Section 19(a)(7) of the Act, to be used by the Association in the event of emergency, and without any expectation or understanding that such email addresses and/or telephone numbers would be available for examination and copying by other unit owners; and

WHEREAS, the Board is concerned about the privacy rights of owners, in connection with the examination and copying of unit owner e-mail addresses and/or telephone numbers by another unit owner prior to the amendment to Section 19(a)(7) of the Act; and

WHEREAS, the Board desires to protect the privacy of unit owners, insofar as their personal email addresses and telephone numbers are concerned,

NOW THEREFORE, in furtherance of the foregoing, the Board does hereby approve that the Association shall issue a document to each unit owner, in a form and content substantially similar to that attached to this Resolution, upon which an owner can designate an e-mail address and telephone number on any list of members or unit owners which the Association is required to maintain for examination and copying by another owner pursuant to any provision of Section 19(a)(7) of the Act and the Board shall provide such e-mail addresses and telephone numbers as provided by owners as set forth on such form to another unit owner, who may be entitled to examine and copy such information pursuant to Section 19(a)(7) of the Act, and an owner entitled to examine and copy unit owner e-mail addresses and/or telephone numbers pursuant to Section 19(a)(7) of the Act shall first be required to execute and deliver a Confidentiality Agreement and Certification in a form and content substantially similar to that attached to this Resolution.

TowerTalk Political Ad Request

The Board agreed unanimously the ad request should be handled as any other, and that no objection would be acted on at the meeting.

It was noted the owner also requested use of the Party Room, but for a political event the fee could not be waived and no common area advertising could be posted.

Rental List Waiting Form

After a motion by Jean Shamo, seconded by Dave Nicosia, and discussion, the Board of Directors voted unanimously in favor of a resolution to set a policy that owners requesting to be added to the Rental Unit Waiting List be required to complete a form, as proposed and drafted by Management.

Unit Owner Request – Leasing Policy Exception

After a motion by Paul Heck, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to deny the request by the Unit Owner of 5206 for a hardship exception to the leasing policy, such that the Unit may be sold to an investor owner who may then keep the unit as a rental.

After a motion by Paul Heck, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to grant a leasing policy exception to the Unit Owner of 5206, for a one-year lease, with the understanding the lease will be entered within the next 8 weeks and the unit will actively remain on the market for the duration of the lease.

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 4614 and 5101 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.

Service Animal Request

After a motion by Monique Fouant, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution approving a service animal request until January 4, 2019.

BUSINESS REPORTS

Treasurer's Report

Board Treasurer Jean Shamo reviewed recent financial data.

Fund Balances End of November 2017 – Operating Funds were \$482,461 (increase of \$73,092 from prior month), and Reserve Funds were \$1,337,254 (decrease of \$564,777 from prior month) for a Total Cash and Investments of \$2,311,400 (increase of \$108,151 from prior month).

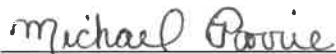
November 2017 Revenue and Expenses – Total Operating Revenue was \$496,933, Total Operating Expenses were \$361,599, Income from Garage activity was \$20,633 and the Contribution To Reserve was made as budgeted for \$131,417. There was a total Surplus from business of \$24,550.

Management Report

Property Manager Timothy Patricio reviewed notable current business and activities, including window washing, the holiday fund donations, status of the AT&T fiber project, and window washing. He reviewed key items from the Monthly Activity Report and recent sales.


ADJOURNMENT

There being no further business, after a motion by Dave Nicosia, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to adjourn the January 8, 2018 Board Meeting at 8:52 pm.



Michael Parrie, Board President

1/22/2018
Date



David Nicosia, Secretary

1/22/2018
Date