



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 25, 2018

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

Call to Order: 7:37 pm

Members Present: Paul Heck
Michael Parrie
Kenneth Anderson
Jean Shamo

Members Absent: Monique Fouant

Management: Timothy Patricio, Property Manager
Yvonne Sanchez, Assistant Manager

Committee Reports

Health Club Chair Ken Anderson reviewed recent business being considered by the Committee including UV film for windows, a coming project to improve doors in the pool area, the possible rebuilding of the jacuzzi platform, concerns about membership guest abuse and the possibility of considering adding attendant shifts.

Social Committee Liaison Jean Shamo reviewed some expectations and details regarding the upcoming 4th of July Celebration, and in particular informed everyone there were now enough volunteers to help so the party will indeed move forward. However, the team could still use a helping hand. If you are willing and able, please contact the office and we will put you in touch with Committee Chair Sheldon Atovsky. She also confirmed guest ticket pricing for advance reservations and door traffic.

Board President Michael Parrie discussed potential coming changes for package deliveries and the dry cleaning solution being considered by the Home Improvement Committee. Reportedly Sue and Jim may retire in coming months, but more importantly due to the growth of AMAZON and online shopping in general, "everyday is like Christmas", as they have said. They are looking into options to better accommodate the volume of shipments and packages for residents, including the possibility of installing lockers in the area now occupied by the Cleaners and Receiving Room.

ACTION ITEMS

Closed Session Business

After a motion by Michael Parrie, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution approving to reduce a Unit Owners fine for unauthorized construction and remodeling from \$1000 to \$250.

Minutes – Board Meeting June 11, 2018

After a motion by Kenneth Anderson, seconded by Paul Heck, the Board of Directors voted 3 to 1 in favor of a resolution to approve the minutes from the Board Meeting held on Monday June 11, 2018. Jean Shamo abstained.

Election of Board Officers

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

Appoint Commission Liaisons

After a motion by Paul Heck, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to appoint Kenneth Anderson, as liaison to the Health Club Commission, Michael Parrie, as liaison to the Home Improvement Commission, Jean Shamo, as liaison to the New Residents Commission, Paul Heck, as liaison to the Newsletter Commission, Michael Parrie, as liaison to the Rules & Regulations Commission, Monique Fouant, as liaison to the Social Commission, and Michael Parrie, as liaison to the Ad-hoc Cable and Internet Commission.

2018-2019 Board Meeting Schedule

After an explanation by the Board President, Michael Parrie, regarding a proposed meeting schedule for the 2018/2019 business year, and a motion by Paul Heck, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to schedule Board Meetings for the 2018/2019 Park Tower Condo Association business year, on the dates as proposed by Board President Michael Parrie, and direct Management to issue a formal notice via US Mail accordingly.

Health Club Committee – Appoint Member

After a motion by Kenneth Anderson, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve the appointment of resident Baldev Mehra, of Unit 1011, to the Health Club Commission.

Unit Owner Request – Leasing Policy Exception

After a motion by Paul Heck, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve a hardship exception to the Park Tower Condominium Association leasing policy for the Owner of Unit 2309 for a one year lease, provided the lease commences within 8 weeks from the date of approval.

Pool Enclosure Door Rehab

After a motion by Kenneth Anderson, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the Pool Enclosure Door Rehab project, as proposed by JLJ Contracting at a cost not to exceed \$126,500, including the replacement of 7 of the enclosure door assemblies, and the sealing of the remaining 21, and due to the unanticipated additional expense from budget, and in keeping with the Boards duty to maintain reasonable reserves for capital expenditures, the Board hereby approves a supplemental contribution of Operating Funds in the amount of \$91,500 to be transferred to the Reserve Fund to finance the difference.


Landscaping – Tree Replacement

After a motion by Paul Heck, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve replacement of the Honeylocust Tree in the Circle Driveway planter at a cost not to exceed \$2600.

Management was directed to pursue the larger tree option.

ADJOURNMENT

There being no further business, after a motion by Paul Heck, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to approve adjourning the June 11, 2018 Board Meeting at 8:03PM.



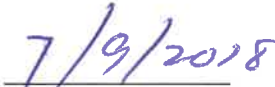
Michael Parrie, Board President



Date



Kenneth Anderson, Board Secretary



Date