



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 September 24, 2018

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

Call to Order: 8:04pm

Members Present: Michael Parrie
Paul Heck
Kenneth Anderson
Jean Shamo
Monique Fouant

Management: Timothy Patricio, Property Manager

Committee Reports

Social Committee Chair Sheldon Atovsky reviewed recent business including a proposed budget presented to Management, the success of the TGIF retirement party for Sue and Jim in the Cleaners, and planned upcoming activities and events. This includes the launch of the 'People to People' initiative on October 9th at 6:30pm, and the next meeting of the Committee on October 17th at 6:15pm.

Board President Michael Parrie discussed business from the most recent Ad Hoc Cable/Internet Committee Meeting. The taskforce is refining the RFQ for potential bidders. As a part of the process, the committee requested the Board provide direction whether there is an interest in a potential bidder – COMCAST – installing "home run" cable, which would be installed in the hallways and units with a cover molding. Home run cable would be individual lines serving single units and it would be very visible in the hallways. The Board discussed and reached a consensus that while there is not an appetite to have visible wiring or moldings in the hallway, they want to see their proposal and be able to determine whether the cost might warrant such an alteration.

Additional Agenda Item

After a motion by Paul Heck, seconded by Monique Fouant and discussion, Paul Heck revised the motion and the Board of Directors voted unanimously in favor of a resolution to approve adding Items 6 and 7 to the Agenda, for Construction Requests and a Leak Repair Change Order respectively.

Action Items

Closed Session Business

There was no business from Closed Session requiring a resolution.

Minutes – Board Meeting September 10, 2018

After a motion by Kenneth Anderson, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday September 10, 2018.

55th Floor Loop Plumbing Project

After a motion by Jean Shamo, seconded by Kenneth Anderson and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the plan presented by Management for replacement of the 55th Floor crawlspace loop plumbing, with plumbing work as proposed by Fettes Love & Sieben estimated at \$169,750, the carpentry work as proposed by MPD Construction at \$24,700, the insulation work as proposed by Dettman Industries at \$16,495, the electrical work as proposed by Dunning Electric at \$4979, and with a provision of \$35,000 for light fixtures (to be determined by the Home Improvement Committee and recommended to the Board at a future meeting) and unknown conditions and circumstances that may arise during the project, for an estimated project total of \$250,924.

Management noted a meeting was expected with the Home Improvement Committee to choose mock up light fixtures.

Package Room Build Out

The current status of efforts related to the pending build out of the package room were discussed.

The Board took no action at this time.

Garage Condition Survey

The Board discussed the results of the condition survey, and plans to phase the project over 3 years, with work on 2p possibly being addressed on year one, and 1p years 2 and 3. Management explained the next steps, to have the engineering firm WJE continue the effort by developing specifications and a bid package.

Construction Requests

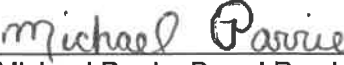
After a motion by Michael Parrie, seconded by Paul Heck, the Board of Directors voted unanimously in favor of a resolution to approve the remodeling plans of units 1412, 2312, 2401, and 3005, as submitted by the unit owner, following the recommendations of the chief engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condo Association.

Leak Repair Change Order

After a motion by Paul Heck, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve a change order with JLJ Contracting, not to exceed \$15,000 to address unknown conditions found while completing a previously approved leak repair along the exterior wall of Suite 108.


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 adjourn the September 2018 Board Meeting at 8:26PM.



Michael Parrie, Board President

10/8/2018
Date



Kenneth Anderson, Board Secretary

10/8/2018
Date