



Park Tower CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD • CHICAGO, IL 60640 • (773) 769 3250 • FAX (773) 769 0047 • www.ptcondo.com

May 16, 2019

2019 ANNUAL MEETING NOTICE Monday June 10, 2019 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2019 Annual Meeting of the Unit Owners will be held on Monday June 10th, 2019, at 7:30pm, in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640. Owners are welcome and strongly encouraged to attend and participate in the meeting.

At the Annual Meeting, the Association will hold an election to fill three positions on the Board of Directors for two year terms. The meeting requires a minimum 20% presence of unit owners for quorum, either in person or by proxy. To participate via proxy, please follow the enclosed instructions and either return a signed and dated proxy form in the addressed envelope (to the auditing firm Picker and Associates), or have the individual you assign as proxy attend the meeting with the form. For owners of multiple units, a proxy form for each unit is enclosed.

Owners attending the annual meeting can be counted towards quorum and vote with a ballot to be provided at the meeting. The Association's auditor, Picker and Associates, hired to tabulate the vote and certify the results of the election, will register all ballots for use at the election. To receive ballots at the meeting, owners and proxy holders will need to bring a current government issued picture ID to confirm their identity.

The election will be conducted by 'Secret Ballot'. Ballots shall be marked only with the percentage of ownership for the unit, and the list of candidates and lines for write-ins. The auditor will register the ballots to owners and proxy holders who attend the meeting. They will also assign ballots to any proxy forms mailed without another individual assigned as proxy.

Owners who cannot attend the meeting and instead use the proxy form, can either assign another individual as proxy (where indicated), or leave it blank and mail the form in. For the purpose of exercising the proxy form as directed by the owner, the Board Secretary Kenneth Anders will be assigned and cast a ballot as indicated on the form. If a vote is not exercised on the proxy form, the unit's percentage of ownership will only be counted towards quorum.

(over)

Owners of record who submitted Candidate Application Forms by the May 10, 2019 deadline are listed as candidates on the proxy and ballots. There are blank spaces for write-in candidates. Nominations for additional candidates can be taken from the floor at the meeting. Candidates listed on the proxy have agreed to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations Handbook. Included in the 'Board Election Rules' are the policies on campaigning, solicitation, and advertisement. Please contact the Management Office if you would like a copy. Information submitted by each candidate is enclosed for consideration. The candidates have also been invited to speak at Meet the Candidates events:

Saturday June 1st at 11am – Candidate Meet and Greet

Wednesday June 5th at 7pm – Meet the Candidates Night

The candidate "Meet and Greet" event is intended as an informal gathering to meet, mingle and discuss issues in person with the candidates. The "Meet the Candidates Night" is intended as a more formal group meeting, chaired by a non-participating Board Member or an individual selected by the Board. Candidates will answer questions from members of the audience. Each of these events will be held in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640.

Owners who cannot attend the events are invited to email questions in advance to parktowercondo@firstservicerresidential.com. We will forward these questions to the meeting chair for consideration, and respond with the answers once they are made available. We encourage owners to attend these informative gatherings to meet the candidates and discuss issues with them.

Due to the nature of these events, it is likely a quorum of the current Board will be present and may be discussing business related to the operation of the Association. Voting on resolutions will not take place and minutes will not be kept. However, consistent with the Association's Bylaws and applicable law, since a quorum of Board Members is anticipated, **please consider this formal notice of a Board Meeting** at the **above** dates and times.

Please contact the Management Office if you have any questions regarding the 2019 Annual Meeting, proxy form, voting procedure or any other election related business. We can be reached via e-mail at parktowercondo@fsresidential.com, or by phone at 773-769-3250.

Respectfully,

Timothy Patricio, LCAM
Property Manager
Park Tower Condominium Association

2019 Annual Meeting and Board Election Park Tower Condo Association

Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 10th, 2019 at 7:30pm in the Park Tower Party Room, may participate in the Annual Meeting and Election by completing a proxy form.

Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are four (4) candidates listed running for three (3) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to three (3) votes as depicted below. Vote with 'whole' numbers (1 or 2 or 3) without exceeding a total combined of three (3) votes. No fractional votes are accepted. The three (3) candidates receiving the most votes, as determined by percentage of ownership, will be elected to serve terms of 2 years each. If you indicate no votes, as in "Example #4", your percentage of ownership will only be counted towards the meeting quorum.

<u>Name</u>	<u>Example #1</u>	<u>Example #2</u>	<u>Example #3</u>	<u>Example #4</u>
<u>Bruce Banner</u>	<u>1</u>	_____	_____	_____
<u>General Zod</u>	<u>1</u>	<u>2</u>	_____	_____
<u>Captain America</u>	_____	_____	_____	_____
<u>Wonder Woman</u>	_____	<u>1</u>	<u>3</u>	_____
<u>(space for write in)</u>	<u>1</u>	_____	_____	_____
Total Votes:	3	3	3	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2019 election. If you leave the space toward the top of the Proxy Form blank (where indicated), Board Secretary Kenneth Anderson will cast a ballot on your behalf, with the votes you exercise on the form. If you do not vote on the form, they will only count your percentage of ownership towards quorum. You must **sign and date** where indicated, or the form is invalid.

Please seal the completed proxy form(s) in the enclosed envelope, add postage, and drop in the mail. Or, a lock box will be provided at the doorman's station in the Park Tower lobby. Only the auditors have keys to this box to gather the Proxy Forms. If you intend to use this lock box instead of the mail, please seal Proxy Forms in the enclosed envelope and drop in the box.

If you designate a proxy, but wish to change your vote, you may do so. The Proxy Form with the latest date will be recorded. Should you be able to attend the annual meeting, you may also change your desired vote by casting a ballot at that time. You must bring a current government issued picture ID to sign out a ballot at the Annual Meeting.

Additional Proxy Forms are available by request from the management office.

BE SURE TO SIGN AND DATE YOUR PROXY!

Thank you for participating in the PTCA 2019 election process.

Erik Butka

Unit 5408 - Candidate for Park Tower Board of Directors



Background Information:

I've been a resident owner of Park Tower since 2016 when I completely renovated my unit from the ground up. With my extensive background in architecture and design, I started getting involved behind the scenes in the building in the Fall of 2016 as the head of the Home Improvement Committee and part of the Health Club Committee. My focus as head of the Home Improvement Committee is to come up with innovative ways to keep Park Tower competitive in the local real estate market and to pursue projects that not only make for a better resident experience, but to pursue projects that can add value to the building without increasing our assessments. My hope is to be able to bring my architectural and design background to the table to offer a unique point of view that is not currently part of the Board of Directors extensive skillset.

Qualifications:

Chair - Home Improvement Committee

Improvements to the Sun Deck, including new furniture - moving away from glass tables that need to be put away after use. Pursuing better lighting options for better use after dark.

Renovations to the 2nd Floor to compliment the exposed concrete walls.

Transitioning from limited access to packages to 24/7 access for residents.

Member - Health Club Committee

Ensured that the design of the new locker rooms and restrooms met ADA guidelines to the best of our abilities and assisted in picking finishes.

Renovations to the Hot Tub in 2019 to match the tile in the Locker Rooms.



Before Remodel:



After Remodel:

Professional Experience:

Stantec

Architectural Designer + Digital Modeling Manager

2014-Present

KOO, LLC

Architectural Designer

2013-2014

NORR, LLC

Architectural Designer

2011-2013

Education:

Master of Architecture

University of Illinois, Urbana-Champaign

2011-2013

Bachelor of Science in Architecture

University of Michigan, Ann Arbor

2006-2010

I ask for your vote in the 2019 Board Elections



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CANDIDATE APPLICATION FOR 2019 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 10th, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo@draperandkramer.com

SECTION A: Nominee (Please PRINT or TYPE)

Michael Parrie	5401	michaelparrie@gmail.com
_____ Name (printed)	_____ Unit #	_____ E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or resume for mailing.)

Please see attached.

SECTION C: Candidacy Agreement

I Michael Parrie (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2019 Annual Meeting on Monday June 10, 2019. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 4/22/2019 Signature: Michael Parrie

COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 10, 2019 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.

PROXY FORM

**Park Tower Condominium Association
2019 Annual Meeting and Election**

Owner: _____
Unit Number: _____

KNOW ALL BY THESE PRESENT that the undersigned Unit Owner of the Park Tower Condominium Association, an Illinois not-for-profit Corporation (the "Association"), does hereby constitute and appoint as my primary proxy _____ and in the primary proxy's absence, or if I have failed to designate a primary proxy, Board Secretary Kenneth Anderson, as my secondary proxy, the attorney and proxy (the "Proxy") of the undersigned, with full power of substitution, for and on behalf and in the name, place and stead of the undersigned, to attend the 2019 Annual Meeting of Unit Owners of the Park Tower Condominium Association and any adjournments thereof, and thereat to vote all of the percentage interest of the Association standing in the name of the undersigned, or which the undersigned may be entitled to vote, upon such business as may properly come before said meeting, as fully as the undersigned might or could do if personally present, hereby ratifying and confirming all that said Proxy shall lawfully do or cause to be done by virtue hereof, and hereby revoking any proxy or proxies heretofore given by the undersigned to vote and act at such meeting; provided, that the Proxy shall cast my votes for election of members of the Board of Directors of the Association as follows:

<u>Candidate</u>	<u>Number of Votes</u>
<u>Erik Butka</u>	_____
<u>Michael Parrie</u>	_____
<u>Cheryl Ronnett</u>	_____
<u>Jean Shamo</u>	_____
_____	_____
_____	_____
_____	_____

You may cast up to three (3) votes. Cumulative voting is permitted, so more than one vote may be cast for a candidate or write in. However, fractional votes are not permitted. If you cast no votes but return this form signed and dated, the unit percentage of ownership will be counted towards quorum.

TOTAL = No more than 3

Signature of Unit Owner

On this the _____ of _____, 2019
Day Month

IMPORTANT: Each Proxy must be dated and signed or it will be voided. The Owner or designated Proxy may cast a total of three (3) whole number votes totaling no more than three (3). Cumulative voting is permitted, so more than one vote may be cast for a candidate. Fractional votes are not permitted. If you cast more than three (3) votes, your Proxy will be voided. If you cast no votes, your unit's percentage of ownership will be counted towards quorum.

Michael Parrie, Ph.D.
Unit 5401
Candidate for Park Tower Board of Directors

SUMMARY OF
QUALIFICATIONS



A resident owner of Park Tower since 2004 and had the opportunity to serve as Board 1st Vice-President from 2013 – 2016 and as Board President from 2016 to the present. My focus on the Board has been and will continue to make sound decisions following the recommendations of our professionals, and work collaboratively with Management, my fellow Board members, and Owners.

Accomplishments:

- Served as the Board Liaison for
 - Home Improvement Committee that oversees areas such as 2nd floor deck, hallway furnishings, flooring, and garden plantings.
 - Rules & Regulations Committee that listens to owners and alleged violations.
 - Ad Hoc Bulk Cable & Internet Committee that administered a survey to all residents and then narrowed down vendors to finalize our RCN 5-year contract with a competitive rate for 2019 thru 2024.
 - Ad Hoc Rules Review Committee that completely overhauled the Construction & Remodeling Guidelines, re-structured Board elections to be secret ballots, as well as updated rules and fines overall.
- Supported the purchase of and subsequent sale of unit 12C, which was ballooning in assessment debt (\$150,000+ total at a rate of \$4,000+ per month) and under foreclosure, and is now under ownership by a mall anchor company that made the association whole.
- Supported the replacement of our market space amenity with Go Grocer, a reputable and local chain of stores aimed at providing a variety of foods and supplies, at a lease rate higher than the previous operator (\$11.00 per square foot versus \$4.50)
- Supported the transition of our dry cleaning and package area to Tide Cleaners lockers and a secure, 24-hour package room via fob access.
- Assessment increases capped at 3.5% to maintain a 40+ year-old building (versus average assessment increase over Park Tower's life since 1980 of 4.5%), provided modest predictability for owners, and continued distinction of no special assessments.
- Increasing our reserves to prepare for unknown and/or large expenses, such as the curtain wall sealants and capital repairs in 2025 and 2037, heating / cooling pipes in 2027, new boilers in 2031, new chillers in 2035, and new elevators in 2036.

CONDO
CERTIFICATION

ACTHA (Association of Condominium, Townhouse, and Homeowners Association)

Learn & Lead Program – All Classes Completed for Certification by 2017

- Governance
- Finances
- Physical Aspects
- Administration
- Meetings & Elections
- Insurance

Other Classes with ACTHA in 2017

- How to Be a Compliant Board Member
- How to Deal with Non-Compliant Board Members

PROFESSIONAL
EXPERIENCE

J. Sterling Morton High School District 201, Cicero/Berwyn, Illinois

Assistant Principal	2013-Present
Director of Curriculum, Instruction, and Assessment	2008-2013
Chemistry Teacher	2003-2008

Concordia University of Chicago, River Forest, Illinois

Adjunct Professor of Educational Leadership for master's and doctoral-level classes	2006-Present
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EDUCATION

Loyola University of Chicago

Superintendent's Endorsement	2016
Doctor of Philosophy – Administration and Supervision	2006
Master of Education – Administration and Supervision	2002
Bachelor of Science, <i>cum laude</i> – Chemistry	1999

I ask for your vote in the 2019 Board of Directors election.



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SECTION A: Nominee (Please PRINT or TYPE)


<u>Cheryl Ronnett</u>	<u>3501</u>	<u>crnt5415@gmail.com</u>
Name (printed)	Unit #	E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or resume for mailing.)

SECTION C: Candidacy Agreement

I Cheryl Ronnett (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2019 Annual Meeting on Monday June 10, 2019. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: May 10, 2019 Signature: 

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Cheryl Ronnett

Unit 3501

Statement of Qualifications for Board of Directors

Since being appointed to the Park Tower Board of Directors in December of 2018 to fill a vacancy, I have been enlightened in learning the needs and financial resources required to maintain a building of this size. I have enjoyed working with my fellow board members as we all have the desire to protect owners' collective investment and the well-being of the building.

Since 2004 I have been an owner/resident and have attended many board meetings. Control needs to be maintained of our finances as this building is almost 50 years old. We need to continue to keep assessment increases as low as possible and avoid special assessments which can be financially devastating to owners. Projects have been planned and budgeted in advance which is instrumental to avoiding costly emergency repairs. This is a wonderful place to live and offers many amenities that other buildings do not.

I have represented Park Tower as the ASCO (Association of Sheridan Condo/Co-op Owners) representative for the last 2 years and was just elected to the board of directors. I have provided updates at board meeting and articles for our quarterly newsletter Tower Talk.

I have over 30 years of work experience in various fields from finance, customer service and contract management. Currently I am a Lead Services Program Manager for a newly formed fortune 500 company that has acquired the company I retired from.

Hopefully I can count on your vote to continue to protect the investment we have made in our home.



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SECTION A: Nominee (Please PRINT or TYPE)

JEAN SHAMO	4606	jeanshamo@rcn.com
Name (printed)	Unit #	E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or resume for mailing.)

SECTION C: Candidacy Agreement

I JEAN SHAMO (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2019 Annual Meeting on Monday June 10, 2019. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5/1/2019 Signature: 

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Why do I want to continue serving on the PTCA board? I believe ours is a first class association with excellent management, amenities and a great location. I want to support management in maintaining the high quality of our building. Our Property Manager and Board have done an outstanding job in improving our services, allowing us this year to reduce our assessment increase to 3.0% despite large maintenance projects, some unbudgeted but necessary to maintain the condition of our building.

Even with strong leadership and effective management, it will require prudent actions to maintain and improve our situation going forward. Residents will need to support measures that balance competing interests: of owners and tenants; of retired persons on fixed incomes and those looking to modernize; of single/two-adult families and those with small children.

I encourage owners and residents to volunteer for one or more of our several committees that attend to the needs of the building and its residents and also enhance our living experiences. Please consider how you might contribute. Let Management know of your interest and they will pass your information on to the chairman of the specific committee.

Background: 25 years living in a housing cooperative of 79 families on 60 acres in a suburb of Chicago, serving as treasurer and membership chair.

Earned CPA certification in IL (1976) and worked in corporate accounting for 17 years, with the last two positions as controller of two different companies in the Chicago area.

Earned CFP certification, Certified Financial Planner (1990) and worked as a fee-only financial planner in IL and SC for 22 years.

From 2011 to 2015 I served on the Budget & Finance Committee and since 2015 I have been on the Board. Currently I am a member of the Social Committee and also lead the monthly New Resident meetings. In the past I have served on ad-hoc committees on Rental Policy and Review of Rules & Regulations. Along with the other Board members, I have completed the ACTHA "Lead and Learn" series, to educate myself about the fundamental areas of community association governance.

My husband and I purchased our apartment in 2007 and also own a rental unit in this building. We believe that landlords deserve representation in the building. We believe that by improving the conditions of their apartments and addressing the concerns of their tenants, responsible landlords help and support management.