



# 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 24, 2019

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

**Call to Order:** 8:03 pm

**Members Present:** Michael Parrie  
Kenneth Anderson  
Cheryl Ronnett  
Monique Fouant  
Jean Shamo

**Management:** Timothy Patricio, Property Manager  
Tricia Bulaclac, Assistant Manager

### Closed Session (6:30pm in Office)

The Board met and discussed items related to accounts receivable, rules and regulations and personnel matters.

### Picker & Associates Review of 2018/2019 Financial Statements

Olya Yashchenko of Picker & Associates reviewed key details from the draft audit of the PTCA 2018/2019 Financials Statements, and answered questions from the Board and audience.

### Commission Reports

Board Liaison Monique Fouant and Chair Bob Shamo, of the Social Committee, discussed the status of volunteers for the 4th of July Party, and instructions on getting wristbands to attend.

### Action Items

#### Appointment of Board Officers

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

#### Appointment Commission Liaisons

After a motion by Jean Shamo, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to appoint Jean Shamo as liaison to the Budget & Finance Commission, 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, Cheryl Ronnett as liaison to the Newsletter Commission, Michael Parrie, as liaison to the Rules & Regulations Commission, Monique Fouant as liaison to the Social Commission, and Cheryl Ronnett as liaison to ASCO.

## **Closed Session Business**

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request to waive a work order fee regarding a leak and carpet cleaning.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request to allow a niece and her husband to be added as an occupant family member to their non-rented unit.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request to remove the "failure to remove bike room fee" from the owner's account.

After a motion by Michael Parrie, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request to remove the association attorney fees for late / unpaid assessments.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request to remove the service fee for removing boxes from the service area.

## **Minutes Board Meeting June 10, 2019**

After a motion by Kenneth Anderson, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday June 10, 2019.

## **2018/2019 Audit Acceptance**

After a motion by Jean Shamo, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to accept the audit of the Financial Statements for the 2018/2019 Fiscal Year as presented by Picker and Associates, Inc, and hereby directs Management to make the report available upon request.

We expect the final draft of the audit to be available within the next 10 business days, and this post will be updated with a link to access the document. Also, hard copies will be available by request from the management office.

## **2019/2020 Board Meeting Schedule**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to schedule Board Meetings for the 2019/2020 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.

## **Bad Debt Expense**

After a motion by Jean Shamo, seconded by Monique Fouant, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve a write-off in the amount of \$2,769.86 for a prior Unit Owner's account which is determined to be uncollectible due to the foreclosure and sale of the unit.

## **Proposed Rules and Regulations Addendum**

After a motion by Jean Shamo, seconded by Kenneth Anderson, and discussion, the Board of Directors voted unanimously in favor of a resolution to form an Ad-hoc Rules and Regulations Review Commission to review the Rules and Regulations, and propose revisions to the Board, and hereby appoints Jean Shamo as liaison to the Commission, and calls for volunteer Unit Owners to join the Commission to assist with the review process.

### **5440 North Sheridan Development**

After a motion by Cheryl Ronnett, seconded by Monique Fouant, and discussion, the Board of Directors voted unanimously in favor of a resolution to abstain on the question of whether the Board of Directors, on behalf of the Association, is in favor of or opposed to the present plans for development of the lot in question at 5440 North Sheridan Road.

### **Garage Proximity Reader**

After a motion by Kenneth Anderson, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve a \$25 fee for the sale of the new proximity readers, for use by parkers.


### **Service Animal Request**

After a motion by Monique Fouant, seconded by Cheryl Ronnett, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve a Unit Owner's request for a service animal, following the advice of Association legal counsel.

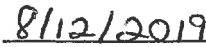
### **Business Reports**

### **Adjournment**

There being no further business, after a motion by Monique Fouant, seconded by Cheryl Ronnett, and discussion, the Board of Directors voted unanimously in favor of a resolution to adjourn the June 24, 2019 Board Meeting at 8:24PM.



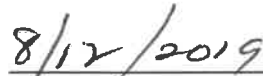
Michael Parrie, Board President



Date



Kenneth Anderson, Board Secretary



Date