



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 9, 2019

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

Call to Order: 7:35pm

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

Management: Scott Oblander, Property Supervisor
Timothy Patricio, Property Manager
Tricia Bulaciac, Assistant Manager

Closed Session (6:30pm in Office)

The Board met to discuss business related to owner accounts and collections, personnel matters, and rules and regulations violations.

Commission Reports

Social Commission Chair Sheldon Atovsky delivered a report on current business including staff and the scheduling of upcoming events, and reported the next meeting of the Commission will be held on Thursday September 26th at 6:45PM. He invited owners and residents to the "Born In Relationship" event hosted by resident Eve Brownstone, scheduled for September 17th at 7PM in the Party Room, as well as TGIF on Friday September 20th at 5:30PM in the lobby.

Health Club Commission Chair Kenneth Anderson reported on current business, including the proposed new piece of equipment, and progress on the budgeted lighting improvements.

Home Improvement Commission Chair Erik Butka reminded owners to complete a ballot for the choices of light fixtures for a possible future hallway redecorating project. He encouraged owners to visit the 55th floor, and pick their preference in order, 1 being preferred, 2 being second choice and 3 being least favorite.

Board Report

On behalf of the Board, Board President Michael Parrie thanked the newsletter commission for another excellent TowerTalk issue, and he reminded owners to please complete their ballot and vote for their preferred hallway light fixture by the deadline of Monday September 30th. The three samples may be seen on the 55th floor.

Finally, he reported the Board regrettably accepts the resignation of Board Secretary Ken Anderson, effective at the end of September 2019. The Board, management, and owners all appreciate what Ken has done for us, from serving on the Ad Hoc Declaration Review Commission, to helping out on the Social Commission, to chairing the Health Club Commission. He stated that under his

leadership, the health club facility has become state-of-the-art and is a valuable amenity for the building. He wished Ken all the best.

Action Items

Closed Session Business

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve fining 8 unit owners \$100 for the first month, to double thereafter for each subsequent month, up to the maximum fine of \$1,000, for not having provided adequate proof of insurance.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve fining 7 unit owners \$50 for the first month, and may 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 Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$150 for illegal use of passenger elevator.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$350 for an unscheduled move.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$500 for an exterior appearance/window AC unit violation, and may double thereafter for each subsequent occurrence, up to the maximum fine of \$1,000.

After a motion by Michael Parrie, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$250 for a lease procedure/unauthorized tenant violation, plus the usual registration fee of \$250 for an additional occupant.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$200 for threatening/offensive behavior, and may escalate to the maximum fine of \$1,000 for each subsequent occurrence.

After a motion by Michael Parrie, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$50 for misuse of residential hallway electrical outlets, and may double thereafter for each subsequent occurrence, up to the maximum fine of \$1,000.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve fining a unit owner \$250 for construction without approval.

Minutes – Board Meeting August 12, 2019

After a motion by Kenneth Anderson, seconded by Cheryl Ronnett, the Board of Directors voted 4 to 1 in favor of a resolution to approve the minutes of the meeting held on Monday August, 12, 2019. Monique Fouant abstained.

22.1 Disclosure

After a motion by Cheryl Ronnett, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted for September 2019.

Building Value Appraisal

After a motion by Monique Fouant, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve the agreement as presented by IRR (Integra Realty Resources) to conduct a replacement cost appraisal for insurance coverage purposes, as proposed at an expense of \$1000.

Fire Safety Director Training

After a motion by Cheryl Ronnett, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve a budget of \$5000 for City of Chicago Fire Safety Director training for up to 10 members of the staff.

Service Animal Request

After a motion by Monique Fouant, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve a Unit Owner's request for a support animal, consistent with the recommendation of the Association's legal counsel.

After a motion by Monique Fouant, seconded by Kenneth Anderson, the Board of Directors voted unanimously in favor of a resolution to approve a Unit Owner's request for a support animal, if and when the documentation reflects the correct information in support of the animals presence, consistent with the recommendation of the Association's legal counsel.

Garage Exhaust Fans

After a motion by Jean Shamo, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve an additional provision of \$10,000, for a total of \$50,000 to complete the replacement of two garage exhaust fans, as a reserve project, and approves for management to accept a proposal within that figure once at least two additional competitive bids from reputable vendors are received.

Garage Garbage Elevator

After a motion by Jean Shamo, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve a budget of \$3760 for Management to hire elevator consulting firm VDA (or another such firm), to review OTIS elevators plans and proposal for upgrading the Garage Garbage elevator.

Maintenance/Garage Uniform Contract

After a motion by Cheryl Ronnett, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve extinguishing the present uniform rental contract for maintenance and garage employee uniforms, with Lechner and Sons, and authorizes management to negotiate and enter a new 5 year agreement with Lechner and Sons, at a fixed cost not to exceed \$110 per week for the first year, not to increase more than 5% per year thereafter.

Health Club Equipment

After a motion by Kenneth Anderson, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve the purchase of the TRUE Dual Bicep/Triceps Machine, as proposed by The Fitness Connection for \$2,386.50.

Garage Project Specifications

After a motion by Kenneth Anderson, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to accept the Project Manual for the Parking Garage Repair Project, as presented by Wiss Janney & Elstner, and directs the project be put out to bid.

Construction Requests

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve the remodeling plans of unit 3614 and 4003, as submitted by the unit owners, following the recommendations of the building engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condo Association.

Business Reports

Treasurer's Report

Board Treasurer Jean Shamo reported that at the end of July 2019, the Association held Operating Funds of \$700,901, and Reserve Funds \$2,003,127 for a total balance of Cash and Investments of \$2,704,028 .

In the month of July 2019, there was total Operating Revenue of \$521,399, total Operating Expenses of \$410,701, income From Garage of \$33,308, a contribution to the Reserve of \$144,975, resulting in a deficit of income from expenses of \$970.

Management Report

Property Manager Tim Patricio reviewed current business and activities of interest, and the most recent sales activity.

Adjournment

There being no further business, after a motion by Kenneth Anderson, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve adjourning the September 9, 2019 Board Meeting at 8:07PM

Michael Parrie
Michael Parrie, Board President

9/23/2019
Date

Kenneth Anderson
Kenneth Anderson, Board Secretary

9/23/2019
Date