



# 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 23, 2019

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

**Call to Order:** 8:04pm

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

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

### Closed Session (6:00pm in Office)

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

### Board Report

Board President Michael Parrie announced that the Board is expecting to consider the appointment of a new Board member effective October 1<sup>st</sup>, for the position being vacated by Board Secretary Ken Anderson. The owner for which a nomination was suggested is Sheldon Atovsky. He reported many owners have seen Sheldon at Park Tower since he moved here in 2007. Sheldon is well educated, culminating with a Doctorate of Music degree, and has experience serving on not-for-profit boards of directors. Specifically at Park Tower, Sheldon has served on the newsletter commission, the ad hoc declaration review commission, the ad hoc rental policy commission, the ad hoc air quality commission, and chaired the social commission, which brought back the Independence Day party under his leadership.

He also announced the Board will be considering the difficult decision to vote tonight in open session on the status of the current management contract. He said the Board takes great pride in having the same managing agent for the past 15 years, and the Board does not take any change lightly. He reminded owners there was a transition from Draper & Kramer to First Service Residential over the past year and that over that time the Board has become aware of some standard practices of First Service Residential having emerged throughout the transition and the Board feels it is now in the best interest of the Association to put the contract out to bid. An RFP is being drafted for use in the process and First Service Residential will be welcome to bid as well.

### Additional Agenda Items

After a motion by Kenneth Anderson, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to amend the agenda to add unit 5301 to action item #5's construction requests, to add item 6 which is the façade anchorage inspection, and to add item 7,

which is consideration of putting the management contract out to bid and to give the current managing agent their 90-day notice.

#### **Action Items**

#### **Closed Session Business**

After a motion by Michael Parrie, seconded by Cheryl Ronnett, in the matter of case #4.22.19 Board of Directors voted unanimously in favor of a resolution to direct management to proceed with the doubling of the first \$500 fine for a second instance of unauthorized construction to the next level of \$1,000, and instruct the owner that the construction packet needs to be completed retroactively, including proof of appropriate insurance coverage, and if the owner fails to do this within two weeks, a fine of \$500 will be applied each week thereafter, until compliance is met.

After a motion by Michael Parrie, seconded by Jean Shamo the Board of Directors voted unanimously in favor of a resolution to deny an owner's request for an additional one-year lease extension, on top of an expired one year hardship leasing exception and a one month extension both previously agreed to.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously to deny an owner's request to waive the additional occupant fee of \$250.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously to direct management to issue an owner a notice of violation and schedule a hearing for consideration of pursuing eviction of the renter occupant.

#### **Minutes – Board Meeting September 9, 2019**

After a motion by Kenneth Anderson, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday September 9, 2019.

#### **Plan For Board Member Appointment**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to appoint unit owner Sheldon Atovsky (Unit 3306) to the Board of Directors, effective October 1st, to fill the vacancy left by Board Secretary Ken Anderson, whose resignation is effective September 30th and whose Board term expires in June 2020 and also that Sheldon will serve as Board Secretary, and as Board liaison to the Social Commission and its chair if necessary and in addition, Monique Fouant will serve as the Board liaison to the Health Club Commission.

#### **Lobby and Mall Air Handler Repairs**

After a motion by Kenneth Anderson, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve a provision not to exceed \$30,000 for capital repairs to the Lobby and Mall air handlers, and authorizes management and the building engineer to choose which vendor to proceed with, once an additional proposal from a reputable contractor is received.

#### **Construction Request**

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 2008, 5111 and 5301 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.

### **Facade Anchorage Inspection**

After a motion by Monique Fouant, seconded by Kenneth Anderson, the Board of Directors voted unanimously to approve the bid by WJE for the annual facade anchorage inspection at a cost of \$3,500 in order for Park Tower to comply with the annual OSHA regulations.

### **Management Contract**

After a motion by Jean Shamo, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve issuing the current managing agent First Service Residential 90-day notice of cancellation of the Management Contract, and to solicit bids from other management companies with request for proposal as Park Tower's new managing agent, and that First Service Residential be told they are welcome to bid as well, and furthermore that the RFP responses are due to the management office on Friday, November 1st, in sealed envelopes to the attention of all five Board members, finalists will be informed on Friday, November 8th, with a possible request for one-hour presentations during the week of November 11th if necessary and this will leave a transition time of approximately 45 days.

### **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 adjourn the September 23, 2019 Board Meeting a 8:15 PM.

Michael Parrie

Michael Parrie, Board President

10/15/2019

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

10-15-2019

Date