



# 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 February 10, 2020

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

**Call to Order:** 8:33pm

**Members Present:** Michael Parrie  
Cheryl Ronnett  
Jean Shamo (via speakerphone)

**Management:** Dave Barnhart, Property Supervisor  
Timothy Patricio, Property Manager  
Tricia Bulaclac, Assistant Manager

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

The Board of Directors met in closed session to discuss Unit Owner account related matters, violations of the rules and regulations, and personnel matters.

### Open Session

Board President Michael Parrie, called the meeting to order at 8:33pm and confirmed a quorum of Board Members was present.

### Commission Reports

On behalf of the Social Commission, Cheryl Ronnett reported on the recent Game Night event, and the Super Bowl party hosted by the Management and Maintenance staff. She thanked the Commission volunteers who assisted with the events. The next game night will be held on Thursday February 27th at 7:15pm. The next Social Commission Meeting will be Wednesday March 4th at 6:15pm. All are welcome.

ASCO Liaison Cheryl Ronnett advised that the ASCO Annual Meeting will be at Malibu East on March 25th, at 7pm. She said to watch for notices regarding a their fundraiser and an announcement about Census jobs coming available.

On behalf of the Home Improvement Commission, Michael Parrie reviewed notes from the most recent meeting. They discussed the tower's landscaping for the year. In addition, they reviewed budget projects for this year, including BBQ stations, furniture, and lights for the 2nd floor deck; party room flooring, acoustics, and chairs; elevator cab interiors; and signage for 2P through the 2nd floor. Finally, the commission discussed residential hallway mock-ups in preparation for the 2021-2022 fiscal year. He advised the next meeting is Thursday February 20th at 7pm in the Party Room. All Owners are welcome to attend.

### Board Report

Board President Michael Parrie thanked management, maintenance, and the social committee for the super bowl gathering. He reported it was an awesome sports party!

He thanked owners for their continued patience and understanding as the management office catches up on updating ledger balances for each unit after the transfer of managing agents, stating they have done a great job considering how intense it is to pay attention to detail and still carry out day-to-day necessities.

Finally, he asked all Owners, Residents and parkers to be aware of the upcoming garage project that will span the next eight months. Management has posted signs and sent notices to those parkers impacted by the project, as well as hosting garage town hall meetings.

## **Action Items**

### **Closed Session Business**

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to fine 4 unit owners \$50 for the first month, to double thereafter for each subsequent month, up to the maximum fine of \$200 per month, for not attending the new residents' meeting.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution, related to case #mgmt1.17.20, to fine a unit owner \$250 for a smoking odor disturbance, which may double thereafter for each subsequent occurrence, up to the maximum fine of \$1,000 per occurrence.

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 to waive a 2nd late fee in a 12-month period during the months of September and October.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to charge a unit owner a disaster clean-up fee of \$7,172.30.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to waive one late fee per year, or \$210, on a delinquent owner's account, upon payment of the balance in full.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request that our riser team return to complete tile work at the association's expense.

### **Minutes – Special Meeting To Review Budget January 13, 2020**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Special Meeting of the Unit Owners to review the proposed Park Tower Condo Association budget for the 2020/2021 fiscal year, held on Monday January 13, 2020.

### **Minutes – Board Meeting January 13, 2020**

After a motion by Cheryl Ronnett, 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 January 13, 2020.

### **2020/2021 Insurance Program**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve renewal of the Association's annual insurance program for the 2020/2021 fiscal year, as proposed and recommended by Alliant/Mesirow Insurance Services for Property Insurance, General Liability Insurance, Equipment Breakdown Insurance, Crime Insurance, Director's & Officers Insurance, Workers Compensation Insurance and Umbrella Insurance, at a total combined premium expense of \$224,339.

## **Mailing Proposed Rules and Regulations**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to accept the proposed draft of the Rules and Regulations handbook as edited following legal review by Association counsel, and hereby directs Management to print and mail to Unit Owners for their consideration, with a notice for a Special Meeting to discuss the proposed Rules, to be held on March 9, 2020, subject to responses from counsel to additional questions from the Board.

## **Support Animal Requests**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve 1 Unit Owners request to recognize the presence of a support animal and to deny 2 owners requests for the presence of a support animal.

## **Jacuzzi Pump**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve replacement of the jacuzzi pump, as proposed by All Seasons at a cost of \$2100.

## **Management Office Door**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve replacement of the Management Office door, as proposed by Door Systems at a cost of \$4495.

## **Yoga Guests**

After a motion by Michael Parrie, seconded by Cheryl Ronnet, the Board of Directors voted unanimously in favor of a resolution to direct management to clarify with the Yoga program that only health club members and/or residents of Park Tower be invited to yoga sessions, and not include complete strangers from the outside due to safety and security concerns.

## **Composting Proposal**

This item was table for further discussion and consideration.

## **Construction Requests**

After a motion by Michael Parrie, seconded by Cheryl Ronnet, the Board of Directors voted unanimously in favor of a resolution to approve the remodeling plans of units 608, 1006, 2205 and 3008, as submitted by the unit owner, 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**

Cheryl Ronnett reviewed financials data for the month. Management explained that due to the transition and the nature FirstService Residential reporting, balances are non-verifiable at this time. They are presently being reconciled and Habitat expects a full regular presentation of the Financials for January.

Cheryl Ronnett reported total Operating Revenue for December 2019 was \$506,442, total Operating Expenses were \$438,115, a contribution to the Reserve Fund was reported as budgeted at \$144,975, and that resulted in a net Total Defecit for December 2019 of \$60,374.

**Management Report**

Property Manager Tim Patricio reviewed current business and activities of interest.

**ADJOURNMENT**

There being no further business, after a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to adjourn the February 10, 2020 Board Meeting at 8:21PM.

Michael Parrie  
Michael Parrie, Board President

3/9/2020  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

3-9-20  
Date