



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 March 9, 2020

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

Call to Order: 8:10pm

Members Present: Michael Parrie
Monique Fouant
Cheryl Ronnett
Jean Shamo
Sheldon Atovsky

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

Home Improvement Chair Eric Butka invited Owners to the next meeting, scheduled for March 24th at 7PM. He mentioned topics of discussion are expected to be the passenger elevator remodeling and 2nd Floor Deck grills.

Social Commission Chair Sheldon Atovsky mentioned that for the time being, the Commission would closely monitor developments related to the COVID-19 outbreak, and whether events and activities should be adjusted or cancelled. For now though, the intention is to proceed with planned events with common sense adjustments in response to conditions.

Board Report

On behalf of the Board, Board President Michael Parrie thanked the newsletter commission for another engaging 12-page reading.

He reminded parkers that the garage project begins April 1st. Please pay attention to notices sent and posted by management to cooperate.

Finally, he mentioned with the recent outbreak of coronavirus, all should be sure to follow the recommendations of the Centers for Disease Control and Prevention. Some important considerations include avoiding close contact with people who are sick; avoid touching your eyes, nose, and mouth; stay home if you are sick; cover your cough or sneeze with a tissue; clean and disinfect frequently touched objects and surfaces; and wash your hands often with soap and water.

Additional Agenda Items

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to amend the agenda to include consideration of a Social Commission request to increase the 4th of July Party budget, and adding a Security Camera in the Management Office.

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 7 unit owners \$50 for the first month, to 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 Sheldon Atovsky, the Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$50 for a noise disturbance, which may double thereafter for each subsequent occurrence, up to the maximum fine of \$1,000 per occurrence; however, the \$50 fine may be waived if the resident moves out by April 30th and there are no more confirmed noise disturbances.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$50 for a noise disturbance, which may double thereafter for each subsequent occurrence, up to the maximum fine of \$1,000 per occurrence.

Minutes – Board Meeting February 10, 2020

After a motion by Sheldon Atovsky, seconded by Jean Shamo, the Board of Directors voted 3 in favor of a resolution to approve the minutes from the Board Meeting held on Monday February 10, 2020. Sheldon Atovsky and Monique Fouant abstained, as they were not present at the February 10th meeting.

Rules and Regulations Handbook

After a motion by Jean Shamo, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to adopt the Rules and Regulations handbook, as discussed updated for March 2020.

Pool Area Lighting

This item was table for further discussion, and direction given to the Health Club Commission.

RCN Surcharge Increase

After a motion by Monique Fouant, seconded by Sheldon Atovsky, and discussion, the Board voted 4 to 1 in favor of a resolution to increase the Cable and Internet charge \$1.70 per unit per month, due to the increased video surcharge related to the Marquee Channel (which will feature CUBS games), required as a part of the Signature tier incorporated in the bulk cable program. Jean Shamo voted against the motion.

Tide Cleaners Response

No action was taken on this matter, though the Board President advised customers of the Tide Cleaners service to be sure to check their dry cleaning immediately upon retrieval and report any damages.

HVAC – Main Condenser Pump VFD

After a motion by Jean Shamo, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to approve replacement of the main circulating pump variable frequency drive, at a cost not to exceed \$12,000, by a reputable vendor chosen by Management and the building engineer.

Pool Hallway Photocell

After a motion by Cheryl Ronnett, seconded by Monique Fouant, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve installation of a photocell for operation of the pool hallway lighting, as proposed by Dunning Electrical Services, at a cost of \$1,165.

Composting Proposal

After a motion by Monique Fouant, seconded by Sheldon Atovsky, and discussion, the Board voted 4 to 1 in favor of a resolution to approve a composting program through Blockbins, for a trial period of 3 to 6 months, at the exclusive cost of residents and Owners who choose to participate. Michael Parrie voted against the motion.

Construction Requests

After a motion by Michael Parrie, seconded by Cheryl Ronnett, and discussion, the Board voted unanimously in favor of a resolution to approve the remodeling plans of units 1915, 2106 and 4702, 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.

Discussion Regarding Coronavirus Impacts

General Manager Timothy Patricio discussed steps the staff is taking to enhance routine efforts at cleaning common areas and locations with high traffic and exposure.

Social Commission Chairman Sheldon Atovsky discussed specific considerations the Commission is making in light of the COVID-19 outbreak.

4th Of July Party Budget

After a motion by Sheldon Atovsky, seconded by Jean Shamo, and discussion, the Board of Directors voted unanimously in favor of a resolution to increase the budget provision for the Social Commission's 4th of July event by \$1000.

Management Office Camera

After a motion by Cheryl Ronnett, seconded by Sheldon Atovsky, and discussion, the Board of Directors voted unanimously in favor of a resolution to approve the installation of an additional Security Camera in the Management Office, as proposed by Chicago Building Services for a cost of \$2319.63.

Business Reports

Treasurer's Report

Board Treasurer Jean Shamo reviewed financial data for the month.

Operating assets at the end of January 2020 totaled \$1,370,588 and the Reserve Fund totaled \$1,554,443, a total of Cash and Investments of \$2,925,031.

Total Operating Revenue for January 2020 was reported as \$527,479, total Operating Expenses were \$332,376, net garage income was \$52,414, a contribution to the Reserve Fund was reported as budgeted at \$144,975, and that resulted in a net Total Surplus for January 2020 of \$247,517.

Management Report

Property Manager Tim Patricio reviewed current business and activities of interest, and the sales activity for the prior month.

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 March 9, 2020 Board Meeting at 9PM.

Michael Parrie
Michael Parrie, Board President

4/13/2020
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

4-13-2020
Date