



Park Tower CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD • CHICAGO, IL 60640 • (773) 769 3250 • FAX (773) 769 0047 • www.ptcondo.com

May 15, 2019

2020 ANNUAL MEETING NOTICE Monday June 8, 2020 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2020 Annual Meeting of the Unit Owners will be held on Monday June 8th, 2020, at 7:30pm to elect two (2) Board Members. Due to the COVID-19 pandemic, the meeting itself will be conducted via ZOOM Meetings online, as well the June 2020 Board Meeting which is expected at the suspension of the Annual Meeting, while the auditor tabulates the preliminary election results. The Board Treasurer Jean Shamo, the auditors with Picker & Associates and representatives from Management will be present in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640, to accept proxy forms and allow anyone who prefers to vote in the Board election via an official Ballot, to do so. Owners are welcome and strongly encouraged to participate in the meeting. **We urge as many owners to participate by submitting their proxy forms in advance by mail or dropping in the Proxy Box at the front desk. Then you can login to the ZOOM meeting online or join by phone.**

INSTRUCTIONS - There are three easy ways to join a **ZOOM** Meeting:

1. The simplest way with the best quality is to go to www.ZOOM.com. On the menu bar, you will see "Join A Meeting". It will ask you to download and launch the app, just follow all the prompts. It then asks for a Meeting ID#, enter 825-7148-2701. You will continue to follow the prompts, to join the meeting and join with audio and video if you would like. You will also be prompted to enter your name which is needed so we can confirm you are an owner.
2. If you would rather not download their app, there is also a link for the meeting, just enter in your browser: <https://us02web.zoom.us/j/82571482701> . You will follow the prompts to access their web based app. It will not leave a permanent version of it on your computer, pad or smart phone. Once you get to the meeting site, it will ask you to enter your name which is needed to confirm you are an owner. You will be asked to share your computer video and audio. Just follow all the prompts.
3. **THIRD – you can join via conference call.** You call, 1-415-762-9988. It will prompt you for the meeting ID. Then it asks for a participant ID or to just press # to continue. You will just press #. It is important that your phone number is in our database, so we can confirm your identity. If you are uncertain whether we have your current phone number, please contact us at 773-769-3250 or via e-mail at parktowercondo-mgmt@habitat.com.

During the Annual Meeting, the Association will hold an election to fill two (2) positions on the Board of Directors for two (2) year terms. The meeting requires a minimum 20%

presence of unit owners for quorum, either in person or by proxy. To participate via proxy, please follow the enclosed instructions and either return a signed and dated proxy form in the addressed envelope (to the auditing firm Picker and Associates), or have the individual you assign as proxy attend the meeting with the form. For owners of multiple units, a proxy form for each unit is enclosed.

Owners can vote via a ballot to be provided at the meeting. Although, due to social distancing constraints, we urge advance completion of a Proxy and attendance via ZOOM. The Association's auditor, Picker and Associates, hired to tabulate the vote and certify the results of the election, will register all ballots for use at the election in the 2nd Floor Party Room. There may be a line at the door, with 6 feet between each owner, and only one owner will be able to enter the Party Room at a time to complete a ballot. To receive ballots at the meeting, owners and proxy holders will need to bring a current government issued picture ID to confirm their identity.

The election will be conducted by 'Secret Ballot'. Ballots shall be marked only with the percentage of ownership for the unit, and the list of candidates and lines for write-ins. The auditor will register the ballots to owners and proxy holders who choose to do so, one at a time at the Party Room entrance. They will also assign ballots to any proxy forms mailed without another individual assigned as proxy. Owners who mail or drop off the proxy form in advance, can either assign another individual as proxy (where indicated), or leave it blank. For the purpose of exercising the proxy form as directed by the owner, the Board Treasurer Jean Shamo will cast a ballot as indicated on the proxy form. If a vote is not exercised on the proxy form, only the unit's percentage of ownership will be counted towards quorum.

Owners of record who submitted Candidate Application Forms by the May 8, 2020 deadline are listed as candidates on the proxy and ballots. There are blank spaces for write-in candidates. Nominations for additional candidates can be taken in advance of balloting the night of the meeting. Candidates listed on the proxy have agreed to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations Handbook. Included in the 'Board Election Rules' are the policies on campaigning, solicitation, and advertisement. Please contact the Management Office if you would like a copy or to report any violations.

The formal applications and information submitted by each candidate is enclosed for consideration. The candidates have also been invited to speak at Meet the Candidates events:

Wednesday June 3rd at 7pm via ZOOM – Meet the Candidates Night

The "Meet the Candidates Night" is intended as a formal group meeting, chaired by a non-participating Board Member or an individual selected by the Board. Candidates will answer questions from members of the audience. This event will also be held via ZOOM. Owners who cannot participate are invited to email questions in advance to parktowercondo-mgmt@habitat.com. We will forward these questions to the meeting chair for consideration, and respond with the answers once they are made available. We encourage owners to participate in the meet the candidate night and discuss issues with them.

To login, use the instructions above, with the following credentials:

ZOOM Meeting ID #844-0076-6899

<https://us02web.zoom.us/j/84400766899?pwd=NmVQOXFzRmITWUZuYzNoUUw2Y25sZz09>

This meeting will also require a Password when prompted: PTMeet

To join via conference call: 1-415-762-9988

Due to the nature of this event, it is likely a quorum of the current Board will be present and may be discussing business related to the operation of the Association. Voting on resolutions will not take place and minutes will not be kept. However, consistent with the Association's Bylaws and applicable law, since a quorum of Board Members is anticipated, **please consider this formal notice of a Board Meeting** at the **above** dates and times.

Please contact the Management Office if you have any questions regarding the 2020 Annual Meeting, proxy form, voting procedure or any other related business. The team can be reached at parktowercondo-mgmt@habitat.com, or by phone at 773-769-3250.

Respectfully,



Michael Parrie
Board President
Park Tower Condominium Association

2020 Annual Meeting and Board Election Park Tower Condo Association

Exercising A Proxy Form

Owners may participate in the June 8th, 2020 Annual Meeting and election of two Board positions, by completing a proxy form.

Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are two (2) candidates listed running for two (2) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to two (2) votes as depicted below. Vote with 'whole' numbers (1 or 2) without exceeding a total combined of two (2) votes. No fractional votes are accepted. The two (2) candidates receiving the most votes, as determined by percentage of ownership, will be elected to serve terms of 2 years each. If you indicate no votes, as in "Example #4", your percentage of ownership will only be counted towards the meeting quorum.

Name	Example #1	Example #2	Example #3	Example #4
<u>Captain America</u>	1	—	—	—
<u>Wonder Woman</u>	1	2	—	—
<u>(Space for Write In)</u>	—	—	1	—
<u>(Space for Write In)</u>	—	—	—	—
Total Votes:	2	2	1	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2020 election. If you leave the space toward the top of the Proxy Form blank (where indicated), Board Treasurer Jean Shamo will cast a ballot on your behalf, with the votes you exercise on the form. If you do not vote on the form, they will only count your percentage of ownership towards quorum. You must **sign and date** where indicated, or the form is invalid.

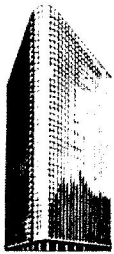
Please seal the completed proxy form(s) in the enclosed envelope, add postage, and drop in the mail. Or, a lock box will be provided at the doorman's station in the Park Tower lobby. Only the auditors have keys to this box to gather the Proxy Forms. If you intend to use this lock box instead of the mail, please seal Proxy Forms in the enclosed envelope and drop in the box.

If you designate a proxy, but wish to change your vote, you may do so. The Proxy Form with the latest date will be recorded. Should you be able to attend the annual meeting, you may also change your desired vote by casting a ballot at that time. You must bring a current government issued picture ID to sign out a ballot at the Annual Meeting.

Additional Proxy Forms are available by request from the management office.

BE SURE TO SIGN AND DATE YOUR PROXY!

Thank you for participating in the PTCA 2020 election process.



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CANDIDATE APPLICATION FOR 2020 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 8th, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee (Please PRINT or TYPE)

Sheldon Atovsky 3306 s-atovsky@sbcglobal.net
 Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or resume for mailing.)

See attached.

SECTION C: Candidacy Agreement

I Sheldon Atovsky (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2020 Annual Meeting on Monday June 8, 2020. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5-4-20 Signature: Sheldon Atovsky

COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 8, 2020 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.

SHELDON ATOVSKY – Statement of Qualifications 2020 PTCA Board Election



Sheldon Atovsky was born in Chicago and raised in the Beverly neighborhood on the southwest side. He moved to Park Tower in 2007 after living for 20 years in Andersonville South.

PARK TOWER CONDOMINIUM ASSOCIATION

- Board of Directors, Secretary October 1, 2019 – Present
 - Supported the choice and hiring of The Habitat Company with an emphasis on a smooth transition for Unit Owners, Residents, Staff and Employees
 - Participated in budget planning process for the current fiscal year
- Social Committee, Chair, 2016 – Present
 - Revival of *Annual 4th of July Party*
 - Revival of *Annual Holiday Cheer Party*
 - Support of *Annual Easter Egg Hunt & Brunch*
 - Production of *TGIF* receptions, *Movie Nights* and potluck suppers
- Newsletter Committee, Writer, 2014 – Present
- Ad Hoc Committee to Review the Declaration & By-laws
- Ad Hoc Rental Policy Committee
- Ad Hoc Air Quality Committee

NOT-FOR-PROFIT MANAGEMENT AND VOLUNTEER WORK

- Kapture, an Aural Arts Ensemble, 1979 - 1991
 - Board of Directors
- New Music Chicago, 1982 - 1986
 - Board of Directors, President
- Andersonville South Neighborhood Organization, 1986-2005
 - Board of Directors - Newsletter - Social Director

WORK

- University of Illinois at Chicago, 1982 - 1983
- Northwestern University, Evanston, IL, 1983 - 1985
- Artist-in-Residence, Illinois Arts Council – Bensenville, IL; Decatur, IL, 1985 - 1986
- DePaul University, Chicago, IL, 1986 - 1999
- Studio V, 1999 - 2006

EDUCATION

- Morgan Park High School, Chicago, IL
- Northwestern University, Evanston, IL
 - Bachelor of Music - Master of Music in Composition - Doctorate of Music in Composition

Today Sheldon enjoys volunteer work and, with his partner Terry Gorman, tandem cycling, travel, and regularly attending piano recitals, symphony concerts, and opera performances.

Sheldon is very happy with the Park Tower community, management and board. He loves living here and wants to see the association continue to keep its physical facilities in good repair and to maintain the good planning its management and board have performed for several years.



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 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee (Please PRINT or TYPE)

MONIQUE M. FOUANT 4701 mmtfoua@gmail.com
 Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or resume for mailing.)

SECTION C: Candidacy Agreement

I MONIQUE M. FOUANT (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2020 Annual Meeting on Monday June 8, 2020. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5/5/2020 Signature: Monique M. Fouant

COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 8, 2020 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.



Monique M. Fouant

Unit 4701

Candidate Seeking Re-Election for the Park Tower Board of Directors

Having served on the PTCA Board for the last four years, I would like to continue working with my fellow Owners, Board members, and Management at maintaining our community's quality of life by continuing the necessary improvements to maintain the well-being of our building while balancing our financial obligations. Despite having large maintenance projects that are needed due to the building's age regulations, we have never had a special assessment and have seen stability in our assessment increases, which have not exceeded 3.5%. I will continue to work diligently to continue this trend and to strengthen our financial reserves. This past Fall, the Board spent many hours reviewing bids from four management companies, meeting with them and making a selection within a few weeks. It was an example of the commitment of the Board to maintain the best management practices for Park Tower.

Having been a resident owner for 30 years, I love the building for its beauty, amenities, proximity to the lakefront and public transportation as well the surrounding vibrant and diverse neighborhoods. I have served as First and Second Vice President and regularly attended Board meetings. Presently I am Chairperson and Board liaison to the Health Club Commission, serve on the Social Committee and was the board liaison to the past Green Committee. To increase my skills to support the PTCA, I have taken training classes with ACTHA (Association of Condominium, Townhouse, and Homeowners Associations) covering topics that support the operation of a condominium association. Classes included the following topics: 1) Administration of an Association [proper reporting and communication], 2) Governance of an Association [board member responsibilities] 3) Physical Aspects of the Association [major repair/replacement scheduling, capital projects] 4) Risk Management of an Association [risk reduction and insurance coverage] and 5) Meetings/Elections of an Association. Since March, I have attended several ACTHA webinars on how condo and home owner associations are dealing with the COVID-19 crisis. In addition, I volunteer in the package room to label and sort the many packages.

Professional Background

I earned a Ph.D. in pathology from Virginia Commonwealth University and began working in the pharmaceutical business for 30 years as a toxicologist in drug safety assessment and subsequently as a consultant and medical/regulatory writer preparing documents for clients to submit to the FDA.

Community Involvement

Outside of Park Tower I am an active member at my church and serve as chairperson of the social justice committee, which focuses on violence prevention and homelessness in our community here in Edgewater.

PROXY FORM

**Park Tower Condominium Association
2020 Annual Meeting and Election**

Unit #: _____ % Ownership: _____

KNOW ALL BY THESE PRESENT that the undersigned Unit Owner of the Park Tower Condominium Association, an Illinois not-for-profit Corporation (the "Association"), does hereby constitute and appoint as my primary proxy _____ and in the primary proxy's absence, or if I have failed to designate a primary proxy, Board Treasurer Jean Shamo, as my secondary proxy, the attorney and proxy (the "Proxy") of the undersigned, with full power of substitution, for and on behalf and in the name, place and stead of the undersigned, to attend the 2020 Annual Meeting of Unit Owners of the Park Tower Condominium Association and any adjournments thereof, and thereat to vote all of the percentage interest of the Association standing in the name of the undersigned, or which the undersigned may be entitled to vote, upon such business as may properly come before said meeting, as fully as the undersigned might or could do if personally present, hereby ratifying and confirming all that said Proxy shall lawfully do or cause to be done by virtue hereof, and hereby revoking any proxy or proxies heretofore given by the undersigned to vote and act at such meeting; provided, that the Proxy shall cast my votes for election of members of the Board of Directors of the Association as follows:

<u>Candidate</u>	<u>Number of Votes</u>
<u>Sheldon Atovsky</u> _____	_____
<u>Monique Fouant</u> _____	_____
_____	_____
_____	_____
TOTAL =	No more than two (2)

You may cast up to two (2) votes. Cumulative voting is permitted, so more than one vote may be cast for a candidate or write in. However, fractional votes are not permitted. If you cast no votes but return this form signed and dated, the unit percentage of ownership will be counted towards quorum. Please either use the number one (1) to indicate one vote for each candidate or write-in you choose, or the number two (2) to give both your votes to a single candidate or write-in. Total votes cannot exceed two (2).

Signature of Unit Owner

On this the _____ of _____, 2020
Day Month

IMPORTANT: Each Proxy must be dated and signed or it will be voided. The Owner or designated Proxy may cast a total of two (2) whole number votes totaling no more than two (2). Cumulative voting is permitted, so more than one vote may be cast for a candidate. Fractional votes are not permitted. If you cast more than two (2) votes, your Proxy will be voided. If you cast no votes, your unit's percentage of ownership will be counted towards quorum.