



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 August 10, 2020

Meeting Location: ZOOM.com Online

Call to Order: 7:48pm

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

Open Session

Commission Reports

Social Commission Chair Sheldon Atovsky reported on the recent restorative justice conversation event with retired judge Martha Mills, the next Commission Meeting scheduled for August 19th at 11am, via ZOOM, upcoming events and progress with the Commissions Facebook group.

ASCO Liaison Cheryl Ronnett reported the group held a meeting regarding the rising lake water levels and biking on Sheridan Road sidewalks where additional warning signage is being installed.

Health Club Commission Liaison and acting chair Monique Fouant urged Health Club Members to wear their face covering, over your nose and mouth, and make sure to return the key cards immediately following use.

Amending Agenda

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to add action item 6 to the agenda for consideration of coronavirus response policies.

Action Items

Closed Session Business

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to fine 9 unit owners \$100 for not having proof of insurance, and may double thereafter for each subsequent month, up to the maximum fine of \$1,000, until adequate proof of insurance is provided.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to fine 1 unit owner \$50 for the first month, and may double thereafter for each subsequent month, up to a maximum fine of \$200, for not attending the new residents' meeting via zoom.

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 \$250 for an 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 Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$1,000 due to negligence resulting in property damage, which may apply for any subsequent occurrence.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to direct Management to give a unit owner a final warning for not returning a health club key fob in a timely manner, and that if this occurs again, the health club membership be suspended for 2 months. If this occurs again after resumption of active status, then the time of suspension doubles for each additional occurrence. In addition, the temporary suspension of this unit owner's membership from the time of notice of violation to the date of this board meeting will not result in any refund or extension of health club membership.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to direct Management to give two unit owners from Park Tower and one unit owner from 5455 N. Sheridan Road a final warning for not wearing a face covering in the health club, and that if this occurs again, the health club membership be suspended until face coverings are no longer required for community safety. In addition, the temporary suspension of these unit owners' membership from the time of notice of violation to the date of this board meeting will not result in any refund or extension of health club membership.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors voted unanimously in favor of a resolution to deny a unit owner's request to waive a late fee and deny the request to waive legal fees incurred to collect assessments due.

Minutes – Board Meeting July 13, 2020

After a motion by Sheldon Atovsky, seconded by Cheryl Ronnett, the Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday July 13, 2020.

Unit Owner Request – Leasing Policy Exception

After a motion by Jean Shamo, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to deny the rental exception request for the Unit Owners of 1708.

Emergency Chiller Repair

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to ratify and approve the decision by Management to act on an emergency basis to replace the failing purge unit on Chiller #2, as proposed and completed by WJ O'Neil, as a reserve expense for \$10,498.

Construction Requests

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors voted unanimously in favor of a resolution to approve the remodeling plans of units 2412, 3008, 3305 and 3605 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.

Coronavirus Response Policies

After a motion by Cheryl Ronnett, seconded by Jean Shamo, the Board of Directors voted unanimously in favor of a resolution to approve changes to the existing policies, to require face coverings in the common areas at all times, to be covering both the nose and the mouth, and to emphasize the maximum capacity in the elevator at this time is four (4) persons; furthermore that violations of these policies will result in a fine of \$50 to double for any recurrence up to a maximum of \$1000 per occurrence, and there will no longer be any warning.

Treasurer's Report

Board Treasurer Jean Shamo reviewed the month end balances and reported income and expense totals as of the month ending June 2020.

Operating assets totaled \$1,263,581 the Reserve cash and investments were \$2,352,989 for a total of cash and investments of \$3,616,570.

Total Operating Revenue for June 2020 was reported as \$531,271, total Operating Expenses were \$394,717, net garage income was \$21,640, a contribution to the Reserve Fund was reported as budgeted at \$149,258, and that resulted in a net Total Surplus for June 2020 of \$8,936.

Management Report

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

ADJOURNMENT

There being no further business, after a motion by Cheryl Ronnett, seconded by Monique Fouant, the Board of Directors voted unanimously in favor of a resolution to adjourn the August 10, 2020 Board Meeting at 8:26PM.

Michael Parrie
Michael Parrie, Board President

9/14/2020
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

9-14-20
Date