



# 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 14, 2020

<b>Meeting Location:</b>	ZOOM.com Online
<b>Call to Order:</b>	7:52pm
<b>Members Present:</b>	Michael Parrie Monique Fouant Cheryl Ronnett Jean Shamo Sheldon Atovsky
<b>Management:</b>	Dave Barnhart, Property Supervisor Timothy Patricio, Property Manager Tricia Bulaclac, Assistant Manager Christopher Rayburn, Assistant Manager

### Open Session

#### Commission Reports

Social Commission Chair Sheldon Atovsky discussed recent ZOOM events and upcoming planned activities. Three things ongoing, including ZOOM 101 Training, tutoring and conversations in foreign languages. Upcoming events, October 7th a Safe Discussion About Diversity, and 10/21 Aging with Autonomy, Community and Purpose to be presented by Pam Woll.

#### Board Report

On behalf of the Board, Board President Michael Parrie asked all owners, residents, visitors, delivery personnel, contractors, and staff to please wear a face covering over the nose and mouth in all common areas, and to not overcrowd the elevators with over four people. This is for everyone's safety during the COVID-19 pandemic.

He also complimented the newsletter commission on another excellent TowerTalk issue, and thanked its chair and editor, Bob Shamo, for all of his work on the newsletter during these nine years as he steps down. His leadership will be sorely missed.

#### Action Items

##### Closed Session Business

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Park Tower Board of Directors voted 4 to 1 in favor of a resolution to waive \$200 of insurance fines for a unit owner. Michael Parrie voted against the motion.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Park Tower Board of Directors voted unanimously in favor of a resolution to fine 15 unit owners \$100 for not providing adequate proof of insurance, which 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 Park Tower Board of Directors voted unanimously in favor of a resolution to fine 3 unit owners \$50 for the first month, which may double thereafter

for each subsequent month, up to a maximum fine of \$200 per month, for not attending the new residents' meeting via zoom.

After a motion by Michael Parrie, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$350 for an unscheduled move, \$100 for threatening another owner, and \$50 for the disturbance in the management office and mall area.

After a motion by Michael Parrie, seconded by Jean Shamo, the Park Tower Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$1,000 for a leasing policy violation, which may apply again per month if the violation recurs in the future.

After a motion by Michael Parrie, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$250 for disturbance and violence in the lobby, which may double thereafter for each subsequent event, up to the maximum fine of \$1,000 per event

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Park Tower Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$250 for unauthorized construction and a fine of \$100 for misuse of the elevator.

After a motion by Michael Parrie, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to give two unit owners from Park Tower and three Health Club members from 5445 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, and additionally, 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 Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to fine a unit owner \$50 and give a final warning for not using the Jacuzzi, and that if this occurs again, the health club membership be suspended until the Jacuzzi is re-opened. 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, and discussion, the motion was amended and the Park Tower Board of Directors voted unanimously in favor of a resolution to give management permission to waive the first face-covering fine if so requested by a unit owner, but that should the violation occur again within one year, then the fine will be reinstated, on top of the fine doubling.

After a motion by Michael Parrie, seconded by Cheryl Ronnett, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve two unit owners' requests for service or support animals only if the Board attorney recommends such action. Otherwise, the requests are denied.

#### **Minutes – Board Meeting August 10, 2020**

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday August 10, 2020.

#### **Updated 22.1 Disclosure**

After a motion by Monique Fouant, seconded by Sheldon Atovsky, and discussion, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted for September 2020.

#### **2021 Triennial Tax Appeal**

After a motion by Jean Shamo, seconded by Sheldon Atovsky, and discussion, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve entering a contract with the Law Offices of Terrence Kennedy, for the purpose of filing an appeal on behalf of all Unit Owners of the 2021 triennial reassessment of Cook County property tax valuations, as proposed on a contingency fee basis of 10% for residential units tax savings for 2021, capped at a total fee of \$10,000, and 15% for commercial units tax savings for 2021.

#### **Annual Roof Anchorage Inspection**

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve the bid by Wiss Janney Elstner Associates, Inc., for the annual façade anchorage inspections at a cost of \$3,500 in order for Park Tower to remain in compliance with all relevant regulations we are aware of for maintaining the roof anchorage system.

**Exterior Sealant Inspection**

After a motion by Monique Fouant, seconded by Cheryl Ronnett, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve the proposal by Wiss Janney Elstner Associates, Inc., for an inspection and report on the condition of the exterior and sealants, at a cost of \$7,000, and approves a budget of \$23,110 to hire a swing stage operator for up to 3 inspection drops, and a provision of \$6000 should WJE believe an additional drop is necessary.

**Ratify Additional Boiler Repairs**

After a motion by Cheryl Ronnett, seconded by Jean Shamo, and discussion, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve the additional repairs to heating boilers number 1 and 2, as authorized by Management to complete unexpected repairs to the refractory of each boiler, completed as proposed by W. J. O'Neil for \$4689.

**Plaza Aggregate Wash & Seal**

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve a cost not to exceed \$12,000 to complete the cleaning and sealing of the plaza aggregate stone surface.

**Pressure Reducing Valve Replacement**

After a motion by Cheryl Ronnett, seconded by Monique Fouant, the Park Tower Board of Directors voted unanimously in favor of a resolution to approve the replacement of 3 pressure reducing valves as proposed by Fluid Pump Service, Inc., at an anticipated expense of \$9,709.10.

**Treasurer's Report**

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

Operating assets totaled \$1,264,636, and the Reserve cash and investments were \$2,469,208 for a total of cash and investments of \$3,733,844.

Total Operating Revenue for July 2020 was reported as \$538,314, total Operating Expenses were \$417,547, net garage income was \$5504, a contribution to the Reserve Fund was reported as budgeted at \$149,258, and that resulted in a net Total Deficit for July 2020 of \$22,987.

**Management Report**

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

**ADJOURNMENT**

There being no further business, after a motion by Cheryl Ronnett, seconded by Monique, the Park Tower Board of Directors voted unanimously in favor of a resolution to adjourns the September 14, 2020 Board Meeting at 8:34PM.

Michael Parrie  
Michael Parrie, Board President

10/12/2020  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

10-12-20  
Date