



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 Monday February 8, 2021

Meeting Location: Via ZOOM Meetings Online

Call to Order: 7:46pm

Members Present: Michael Parrie
Monique Fouant
Jean Shamo
Sheldon Atovsky
Catherine Kestler

Management: Dave Barnhart, Property Supervisor
Timothy Patricio, Property Manager
Christopher Rayburn, Assistant Manager

Open Session

Board President Michael Parrie called the meeting to order and confirmed a quorum of Board Members were present via ZOOM.

Commission Reports

Home Improvement Chair Erik Butka discussed plans to restart Commission efforts, and by request discussed the proposed installation of barbecue islands on the 2nd floor roof deck.

Social Commission Chair Sheldon Atovsky discussed the ongoing ZOOM-101 classes and the Match-Ups program. He said the Commission will be holding an online discussion about the Coronavirus Vaccine on February 24th at 7pm on ZOOM, thanked Cheryl and Mike Ronnet for the donation of easels, discussed plans for a survey to be distributed to guide future Commission plans, and announced the next meeting will be Thursday February 18th at 11am.

ASCO Liaison Catherine Kestler reported on efforts to address the illegal parking across the street and adjacent to the construction at 5440 Sheridan, illegal parking at Bryn Mawr and Sheridan, the resignation of State Senator Heather Steans and appointment of Mike Simmons, the reported improvement of US Mail delivery, the occurrences of car jacking and the robbery of a US Mail drop box, bike riding on Sheridan Road sidewalks and the lack of enforcement, and the escalator shut down at the Bryn Mawr Red line stop.

Board Report

On behalf of the Board of Directors, Board President Michael Parrie reminded owners that next month begins a new fiscal year and a 3.4% increase in the amount of assessments due, as well as changes to the monthly parking rates on 1P and 2P. Please sign up for electronic statements to avoid the \$1 monthly statement printing and mailing fee associated with hard copies as well.

In addition, he reported that next month begins the 2nd half of the garage membrane project. Management will contact affected parkers. The Board thanks everyone for their patience during the project.

Also, at the last Board meeting, upon consultation with the Board attorney, the Board voted to purchase the property taxes of a combined unit behind on assessments. This was necessary to do in order for us to protect our claim of owed assessments. The Board is pleased to share the combined unit was successfully sold and all due assessments to the association were paid in full.

Additional Agenda Items

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to add items number 15, 16 and 17 to the Agenda, for consideration of the 2021/2022 Insurance Program, Phase 1 of the Hallway Return Air Handler Project, and replacement of the 1P Garage Residential Corridor Doors.

Action Items

Closed Session Business

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to defend the case of Illinois Department of Human Rights vs. Park Tower Condominium Association, Charge No. 2019CH0906, and to tender the case to the Association's insurance carrier for defense and coverage, and to request that Kovitz Shifrin Nesbit be appointed as defense counsel.

After a motion by Michael Parrie, seconded by Jean Shamo, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 3 unit owners \$50 for the first month, to double thereafter for each subsequent month, up to a maximum fine of \$200, for not attending the new residents' meeting.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 21 unit owners \$100 for not having proof of insurance, to 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 of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$250 for unauthorized construction.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$50 for a pest control violation.

After a motion by Michael Parrie, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to direct that an owner receive a final warning on a health club face covering violation, and that if this occurs again, then the health club membership will be suspended until the coronavirus pandemic concludes and face coverings are no longer required; in addition, the time from notice of violation to the board meeting will not result in a refund or extension of membership.

Minutes – Special Meeting January 11, 2021

After a motion by Sheldon Atovsky, seconded by Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes from the Special Meeting of the Park Tower Condo Association Unit Owners to discuss the proposed 2021/2022 Operating Budget, held on Monday January 11, 2021.

Minutes – Board Meeting January 11, 2021

After a motion by Sheldon Atovsky, seconded by Jean Shamo, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday January 11, 2021.

Updated 22.1 Disclosure

After a motion by Sheldon Atovsky, seconded by Catherine Kestler, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted for February 2021.

Roof Deck Barbecue Stations

After considering questions, feedback and discussion with Erik Butka and management, without objection the Board gave formal direction for the Home Improvement Commission to continue efforts related to this previously postponed project and to present more information including (but not limited to) anticipated updated costs.

1P Storage Locker Layout

After a motion by Jean Shamo, seconded by Catherine Kestler, and discussion, Jean Shamo amended the motion and it was seconded by Monique Fouant, and the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve establishing a budget of \$15,500 for the purchase of building supplies and materials for the installation of storage lockers on 1p as proposed by the staff, for the future licensing to residents for a fee to be determined.

Pool Corridor Roof & Gutters

After a motion by Monique Fouant, seconded by Catherine Kestler, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a contract with JLJ Contracting as proposed at a cost of \$39,295 for the replacement of the pool area walkway roof and gutter system, and an additional provision of \$10,000 to address unknown conditions should they arise.

Pool Area Roof

After a motion by Sheldon Atovsky, seconded by Monique Fouant, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a contract for hiring Wiss Janney Elstner and Associates, as proposed for their Option 2 solution at a cost of \$20,000 to conduct a peer review for the Pool Area Roof Project, as well as a contract with Structures Unlimited Inc. for repairs and replacement of the pool area roof paneling, sealants, framework and skylight at a cost of \$236,400, and an additional provision of \$35,500 to address unknown conditions should they arise.

Fan Coil Loop Pumps

After a motion by Jean Shamo, seconded by Monique Fouant, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a contract with OMNI-PUMP Repairs Inc., as proposed at total cost of \$135,658 for the replacement of two dual temp pumps (also known as fan coil loop pumps) as well as all ancillary valves, strainers and insulation, and a contract with Kroeschell Inc., for integration of the pumps into the Building Automation Control System as proposed for a cost of \$5,179.

Exterior Masonry and Sidewalk Repairs

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve a contract with JLJ Contracting as proposed at a cost of \$163,510 for exterior masonry and sidewalk repairs, and an additional provision of \$30,000 to address unknown conditions should they arise.

Driveway Asphalt Replacement

After a motion by Jean Shamo, seconded by Sheldon Atovsky, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to

approve a contract with Kaplan Paving for replacement of the driveway asphalt as proposed at a cost of \$41,130 , provided an agreement is reached with 5445 North Sheridan for them to fund their portion of approximately 30.01% of the total cost.

Ratify Garage Air Dampers Repair

After a motion by Monique Fouant, seconded by Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to ratify the action by management to approve a contract with Quality Mechanical, Inc., as proposed at a cost of \$12,350.

Ratify Replacement Of Main Pool Heaters

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to ratify the action by management to approve a contract with All Seasons Pools & Spas, as proposed at a cost of \$8,876.53.

Construction Requests

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the remodeling plans of units 3915 and 4101 as submitted by the unit owners, following the recommendations of the chief engineer as outlined in their written specifications and in accordance with the Rules and Regulations and remodeling guidelines of the Park Tower Condo Association.

2021/2022 Insurance Program

After a motion by Catherine Kestler, seconded by Jean Shamo, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the Insurance Program Option #1 as proposed and presented by Alliant Insurance Services, with the Property and Liability carriers moved to Travelers Insurance, the Fidelity Bond/Crime and Directors and Officers Policies remaining with CNA Insurance, the Workers Compensation to remain with Insurance Company of the West, the Umbrella Policy to stay with Liberty Mutual, and with the Cyber protection at Beazley, at total combined premiums of \$344,442.

Hallway Return Air Handler Project

After a motion by Catherine Kestler, seconded by Jean Shamo, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve to proceed with phase 1 of the Hallway Return Air Handler repair project, with the proposed replacement of the hallway exhaust fan air motor by Fluid Technologies Pumps and Controls Inc., at a cost of \$4,730.

1P Garage Residential Corridor Doors

After a motion by Sheldon Atovsky, seconded by Catherine Kestler, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the proposed replacement of the 1P residential fire doors as proposed by Industrial Door Company, at a cost of \$6,584.

Treasurer's Report

Board Treasurer Jean Shamo reviewed key details from the December 2020 Balance Sheet and Statement of Income & Expenses from the Habitat Company.

At the end of December 2020, Operating assets totaled \$1,190,011 and the Reserve cash and investments were \$2,625,234, for a total of cash and investments of \$3,815,245.

December 2020 Revenue and Expenses included Total Operating Revenue of \$560,535, Total Operating Expenses of \$415,210, Income From Garage of \$5,730, and a Contribution To Reserve of \$149,258, resulting in a Surplus for the month of \$1,797.

Management Report

Property Manager Tim Patricio reviewed current business and activities of interest, key Monthly Activity Report items, the Engineer's Report for the month and recent sales activity.

ADJOURNMENT

There being no further business, after a motion by Monique Fouant, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourn the February 8, 2021 Board Meeting at 9:26PM.

Michael Parrie
Michael Parrie, Board President

3/8/2021
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

3-8-2021
Date