



# Park Tower CONDOMINIUM ASSOCIATION

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

May 21, 2021

## 2021 ANNUAL MEETING NOTICE Monday June 14, 2021 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2021 Annual Meeting of the Unit Owners will be held on Monday June 14<sup>th</sup>, 2021, at 7:30pm. An election to fill three (3) open Board seats will be held. Due to the COVID-19 pandemic, the meeting itself will be conducted via ZOOM Meetings online, as well as the June 2021 Board Meeting which is expected at a suspension of the Annual Meeting, while the auditor tabulates the preliminary election results. Board Secretary Sheldon Atovsky, the auditors with Picker & Associates and representatives from Management will be present in the 2<sup>nd</sup> 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](http://www.ZOOM.com), and follow the prompts to install the app. On the menu bar, click "Join A Meeting". Follow the prompts and enter Meeting ID# 878-1998-0434. You will continue to follow the prompts, to join the meeting and join with audio and video if you would like. Where it indicates your name on the participant list please click and enter your full first and last name.
2. You can also join with the following link: <https://us02web.zoom.us/j/87819980434>. 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. **You can also join via conference call** at 1-312-626-6799. It will prompt you for the meeting ID. Then it asks for a participant ID or to just press # to continue. You will 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](mailto:parktowercondo-mgmt@habitat.com).

During the Annual Meeting, the Association will hold an election to fill three (3) 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 the ongoing need for social distancing, 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 2<sup>nd</sup> 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 Secretary Sheldon Atovsky 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 14, 2021 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. Each are invited to speak at Meet The Candidates Night

### **Wednesday June 9th 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 be welcome to make a short statement and then 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](mailto: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 #843-6437-4326

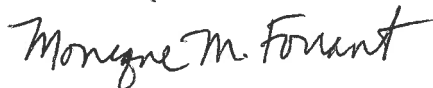
<https://us02web.zoom.us/j/84364374326>

To join via conference call: 1-312-626-6799

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 2021 Annual Meeting, proxy form, voting procedure or any other related business. The team can be reached at [parktowercondo-mgmt@habitat.com](mailto:parktowercondo-mgmt@habitat.com), or by phone at 773-769-3250.

Respectfully,



Monique Fouant  
Board Vice President  
Park Tower Condominium Association

# 2021 Annual Meeting and Board Election Park Tower Condo Association

## Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 14th, 2021 at 7:30pm in the Park Tower Party Room, may participate in the Annual Meeting and Election by completing a proxy form.

**Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are four (4) candidates listed running for three (3) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to three (3) votes as depicted below.** Vote with 'whole' numbers (1 or 2 or 3) without exceeding a total combined of three (3) votes. No fractional votes are accepted. The three (3) 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.

<u>Name</u>	<u>Example #1</u>	<u>Example #2</u>	<u>Example #3</u>	<u>Example #4</u>
<u>Bruce Banner</u>	<u>1</u>	_____	_____	_____
<u>General Zod</u>	<u>1</u>	<u>2</u>	_____	_____
<u>Captain Marvel</u>	_____	_____	_____	_____
<u>Wonder Woman</u>	_____	<u>1</u>	<u>3</u>	_____
<u>(space for write in)</u>	<u>1</u>	_____	_____	_____
Total Votes:	3	3	3	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2021 election. If you leave the space toward the top of the Proxy Form blank (where indicated), Board Secretary Sheldon Atovsky 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 an official ballot at that time. Though due to the ongoing pandemic, official proceedings will be held via **ZOOM**. The party room will be open for balloting only. 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 2021 election process.

# 2021 Annual Meeting and Board Election Park Tower Condo Association

## Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 14th, 2021 at 7:30pm in the Park Tower Party Room, may participate in the Annual Meeting and Election by completing a proxy form.

**Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are four (4) candidates listed running for three (3) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to three (3) votes as depicted below.** Vote with 'whole' numbers (1 or 2 or 3) without exceeding a total combined of three (3) votes. No fractional votes are accepted. The three (3) 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.

<u>Name</u>	<u>Example #1</u>	<u>Example #2</u>	<u>Example #3</u>	<u>Example #4</u>
<u>Bruce Banner</u>	<u>1</u>	<u>    </u>	<u>    </u>	<u>    </u>
<u>General Zod</u>	<u>1</u>	<u>2</u>	<u>    </u>	<u>    </u>
<u>Captain Marvel</u>	<u>    </u>	<u>    </u>	<u>    </u>	<u>    </u>
<u>Wonder Woman</u>	<u>    </u>	<u>1</u>	<u>3</u>	<u>    </u>
<u>(space for write in)</u>	<u>1</u>	<u>    </u>	<u>    </u>	<u>    </u>
<b>Total Votes:</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2021 election. If you leave the space toward the top of the Proxy Form blank (where indicated), Board Secretary Sheldon Atovsky 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 an official ballot at that time. Though due to the ongoing pandemic, official proceedings will be held via **ZOOM**. The party room will be open for balloting only. 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 2021 election process.

**PROXY FORM**

**Park Tower Condominium Association  
2021 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 Secretary Sheldon Atovsky, 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 2021 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>Catherine Kestler</u>	_____
<u>Edmond Lubin</u>	_____
<u>Michael Parrie</u>	_____
<u>Jean Shamo</u>	_____
_____	_____
_____	_____
_____	_____
TOTAL =	No more than three (3)

**INSTRUCTIONS - Cast up to three (3) 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 only be counted towards quorum. Please use numbers one “1”, two “2” or three “3” to indicate your votes for each candidate or write-in you choose. The total votes cannot exceed three (3).**

\_\_\_\_\_  
Signature of Unit Owner

On this the \_\_\_\_\_ of \_\_\_\_\_, 2021  
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 three (3) whole number votes totaling no more than three (3). 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 three (3) votes, your Proxy will be voided. If you cast no votes, your unit’s percentage of ownership will only be counted towards quorum.



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## CANDIDATE APPLICATION FOR 2021 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 14th, 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)

Catherine A. Kestler      4501      catherine.kestler@me.com  
 Name (printed)                      Unit #                      E-Mail Address

### SECTION B: Statement of Qualifications

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

### SECTION C: Candidacy Agreement

I, Catherine A. Kestler (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 2021 Annual Meeting on Monday June 14, 2021. 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: 5/11/2021 Signature: Catherine A. Kestler

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## **Catherine A. Kestler**

**Candidate for election:**

**Park Tower Board of Directors**

In January, a position on the Board was vacated unexpectedly. I accepted the opportunity to fill that vacancy and serve as your representative, having been a resident of Park Tower since 1982. During the past six months, I have worked with fellow Board Members and Management to balance financial obligations, plan for and review bids for upcoming projects and discern matters related to rules and regulations including an array of concerns and recommendations brought to the Board's attention by residents and staff. Additionally, I am serving as your representative to the Association of Sheridan Condominium/Co-op Owners (ASCO). ASCO "reps" live in buildings on Sheridan Road from Foster to Devon. We meet on the first Tuesday of every month to share information and resources that affect our quality of life and help keep our homes and neighborhood safe.

The amenities at Park Tower and the Edgewater Community have provided me and many residents with enjoyable experiences through the years. Having recently retired from a 30-year career in both public and private elementary education in Chicago, I now have time to serve on the Board to maintain and improve our beautiful Park Tower home.

### **Education:**

**Master of Arts in Teaching (MAT) National-Louis University, Chicago, 1991**

**Bachelor of Fine Arts (BFA) Mundelein College, Chicago, 1988**





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  - E-MAIL: parktowercondo-mgmt@habitat.com

### SECTION A: Nominee (Please PRINT or TYPE)

<u>Edmond Lubin</u>	<u>2402</u>	<u>Edmo1350@msn.com</u>
Name (printed)	Unit #	E-Mail Address

### SECTION B: Statement of Qualifications

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

### SECTION C: Candidacy Agreement

I Edmond Lubin (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 2021 Annual Meeting on Monday June 14, 2021. 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: 5-14-21 Signature: 

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# Edmond Lubin



**E**xperience Board of Directors 1998 to 2001  
Harbor Point Condo Association

Board of Directors 2010 to 2014  
Shoreline Park Condo Association

**P**rofession Property Manager/Procurement 1989 to present  
U.S. General Services Administration

**E**ducation Illinois Institute of Technology, Chicago-Kent College of Law  
*Juris Doctor*

University of Illinois, Springfield  
*Bachelor of Arts, Political Science*

Building Owners & Managers Institute International  
*Facility Management Administrator*

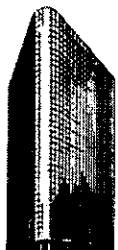
Hello, my name is Edmond Lubin and I have lived at Park Tower Condominium for almost 3 years. For the last 32 years I have worked for the U.S. General Services Administration (GSA), the government's landlord, and am certified as a *Building Manager*. I was a supervisory property manager for about 11 years and for 17 years I have been in the GSA procurement division where I have solicited and awarded service and renovation contracts for the federal government.

Most recently I created two national desk guides for use in guiding project and property managers in the performance of their duties. I have also created and led training on these desk guides for over 1,200 employees across 27 states.

During my tenure as a property manager I have been responsible for elevator maintenance (75 units), building security countermeasures, and oversight of the custodial programs, utilities, concessions, and mechanical operations and maintenance for the Chicago Federal Center. The Federal Center consists of the Everett McKinley Dirksen U.S. Courthouse (30 stories), the John C. Kluczynski Federal Building (40 stories), the United States Post Office - Loop Station, and the Ralph H. Metcalfe Federal Building (28 stories). These buildings comprise approximately 3.6 million square feet of varied use space.

I believe my experience on prior condo boards and in successfully maintaining buildings of similar size, scope, and complexity to Park Tower will enable me to serve you effectively on the Board. While a member of the Board I will work to improve the property value of our investment by focusing on adequately maintaining our asset and increasing accountability.

I ask for your vote and look forward to the opportunity of serving the Board and the residents of Park Tower Condominium.



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  - E-MAIL: parktowercondo-mgmt@habitat.com

### SECTION A: Nominee (Please PRINT or TYPE)

Michael Parrie	5401	michaelparrie@gmail.com
_____	_____	_____
Name (printed)	Unit #	E-Mail Address

### SECTION B: Statement of Qualifications

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

Please see attached.

### SECTION C: Candidacy Agreement

I Michael Parrie (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 2021 Annual Meeting on Monday June 14, 2021. 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: 5/4/2021 Signature: Michael Parrie

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SUMMARY OF QUALIFICATIONS

A resident owner of Park Tower since 2004 and served as Board 1<sup>st</sup> Vice-President from 2013 to 2016 and as Board President from 2016 to the present. My focus on the Board has been and will continue to make sound decisions following the recommendations of our professionals, and work collaboratively with Management, my fellow Board members, and Owners.

ACCOMPLISHMENTS



- Contracted with a new Management company with local roots and personalization
  - When concerns about the prior Management company arose, worked with the Board to put the contract out to bid, received requests for proposal from four companies, conducted interviews and walk-throughs, and did reference checks
  - With the Board, negotiated a contract for a lower cost than the outgoing company when the garage management fee is factored in
  - With the Board, promoted future stability and savings with a 3-year Management contract and options locked in with lower rates of increase for years 4, 5, 6, and 7 if there are extensions to the contract
- Served as the Board Liaison for
  - Home Improvement Committee that oversees areas such as 2<sup>nd</sup> floor deck, hallway furnishings, flooring, and garden plantings.
  - Rules & Regulations Committee that listens to owners and alleged violations.
  - Ad Hoc Bulk Cable & Internet Committee that finalized our RCN 5-year competitive contract for 2019 thru 2024.
  - Ad Hoc Rules Review Committee that completely overhauled the Construction & Remodeling Guidelines, re-structured Board elections to be secret ballots, as well as updated rules and fines overall.
- Supported the purchase of and subsequent sale of unit 12C, which was ballooning in assessment debt (\$150,000+ total at a rate of \$4,000+ per month), under foreclosure, and now under ownership by a mall anchor company, making the association whole.
- Supported the replacement of our market space amenity with Go Grocer, a reputable and local chain of stores aimed at providing a variety of foods and supplies, at a lease rate higher than the previous operator (\$11.00 per square foot versus \$4.50).
- Assessment increases capped at 3.5% to maintain a 40+ year-old building (versus average assessment increase over Park Tower’s life since 1980 of 4.5%), provided modest predictability for owners, and continued distinction of no special assessments.
- Increasing our reserves to prepare for unknown or large expenses, such as continuing hot water risers, the HVAV risers beginning in 2027, and the main boiler replacement in 2028.

CONDO CERTIFICATION

**ACTHA (Association of Condominium, Townhouse, and Homeowners Association)** 2017

Learn & Lead Program – All Classes Completed for Certification

- |                  |                        |                    |
|------------------|------------------------|--------------------|
| • Governance     | • Finances             | • Physical Aspects |
| • Administration | • Meetings & Elections | • Insurance        |

Other Classes with ACTHA

- How to Be a Compliant Board Member
- How to Deal with Non-Compliant Board Members

PROFESSIONAL EXPERIENCE

**J. Sterling Morton High School District 201, Cicero/Berwyn, Illinois**

Assistant Principal	2013-Present
Director of Curriculum, Instruction, and Assessment	2008-2013
Chemistry Teacher	2003-2008

**Concordia University of Chicago, River Forest, Illinois**

Adjunct Professor of Educational Leadership for master’s and doctoral-level classes	2006-Present
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EDUCATION

**Loyola University of Chicago**

Superintendent’s Endorsement	2016
Doctor of Philosophy – Administration and Supervision	2006
Master of Education – Administration and Supervision	2002
Bachelor of Science, <i>cum laude</i> – Chemistry	1999

**I ask for your vote in the 2021 Board of Directors election.**



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

### SECTION A: Nominee (Please PRINT or TYPE)

<u>JEAN SHAMO</u>	<u>4606</u>	<u>jeanshamo@rcn.com</u>
Name (printed)	Unit #	E-Mail Address

### SECTION B: Statement of Qualifications

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

### SECTION C: Candidacy Agreement

I JEAN SHAMO (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 2021 Annual Meeting on Monday June 14, 2021. 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: 5/11/21 Signature: *Jean Shamo*

COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 14, 2020 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.



Why do I want to continue serving on the PTCA board? Ours is a first class association with excellent management, amenities and a great location. Two years ago, our board led through transitions to two new management companies, a very difficult period for our management team. We are pleased to have held our management team together and grateful that we are now under the management of The Habitat Company, which has been of great support through this past year of the pandemic. I wish to continue supporting our management in maintaining the high quality of our building and the strength of our financial condition.

Even with strong leadership and effective management, it will require prudent actions to maintain and improve our situation going forward. Residents will need to support measures that balance competing interests: of owners and tenants; of retired persons on fixed incomes and those looking to modernize; of single/two-adult families and those with small children.

I encourage owners and residents to volunteer for one or more of our several committees that attend to the needs of the building and its residents and also enhance our living experiences. Please consider how you might contribute. Let Management know of your interest and they will pass your information on to the chairperson of the specific committee.

Background: 25 years living in a housing cooperative of 79 families on 60 acres in a suburb of Chicago, serving as treasurer and membership chair.

Earned CPA certification in IL (1976) and worked in corporate accounting for 17 years, with the last two positions as controller of two different companies in the Chicago area.

Earned CFP certification, Certified Financial Planner (1990) and worked as a fee-only financial planner in IL and SC for 22 years.

From 2011 to 2015 I served on the Budget & Finance Committee and since 2015 I have been Treasurer of the Board. For the past few years I have been leading the monthly New Resident meetings. In the past I have served on ad-hoc committees on Rental Policy and Review of Rules & Regulations and the Social Committee. Along with the other Board members, I have completed the ACTHA "Lead and Learn" series, to educate myself about the fundamental areas of community association governance.

My husband and I purchased our apartment in 2007 and we are proud of the building and the management. We consider it a privilege to live here and I hope to continue serving on the Board.

Jean Shamo  
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