



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 April 12, 2021

Meeting Location: Via ZOOM Meetings Online

Call to Order: 7:37pm

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

Health Club acting Chair and Liaison Monique Fouant reviewed activity underway on behalf of the Commission, including coming replacement of the coat rack, new pool equipment being considered, working on the coming membership survey, and the condition of the ping pong table.

ASCO Liaison Catherine Kestler reported there was nothing of significance discussed at the most recent ASCO Meeting.

Social Commission Chair Sheldon Atovsky mentioned the next meeting will be Wednesday May 5th at 11am.

Home Improvement liaison Michael Parrie talked about business discussed at the April 7th Commission Meeting, including landscaping efforts for 2021, and the recommendation for BBQ stations to be installed on the 2nd Floor Roof Deck.

Board Report

On behalf of the Board, Board President Michael Parrie reported that the Board and Management have faced a higher number of complaints with regard to owners and residents not following the rules. As a friendly reminder, he asked owners to:

- Please submit to Management their annual proof insurance renewal when appropriate, and in the future, add Park Tower Condo as additional insured.
- Please report to Management any water dripping, leaking, or running so that maintenance can fix the issue and save the association money on water costs.
- Please follow trash etiquette. Please dispose of garbage in sealed bags and pushed all the way thru the chute. No items should be left on the floor in the service area.

- Please make an elevator reservation with Management if you are moving out. Times available are Monday thru Friday, 9 am to 5 pm, excluding holidays.
- Please complete a Construction and Remodeling Packet if you are thinking about doing any work and be prepared to wait up to 20 business days for Management to approve or ask for additional information if needed. If you are hiring a contractor or generating any noise, then a packet is probably needed.
- Please continue to socially distance when possible, limit capacity on elevators to four individuals, and always wear your face-covering over the nose and mouth in the common areas.

He also asked for understanding that heating versus cooling and is not as simple as flipping a switch with our building's mechanicals. Maintenance's first priority is to comply with city ordinance and provide heat when necessary until June 1st. Also, it is not appropriate to fill the cooling tower when temperatures are forecast to go near freezing.

Finally, he also asked residents and Owners take notice of Management's announcements regarding exterior masonry work on the north and east brick walls, the Green Week activities, window washing, and continuing phases of the garage membrane project, and he reminded everyone of the residents' forum on Monday, April 19th at 7:00 pm. All residents are welcome.

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 direct Management to contact the Board attorney regarding an ongoing unit owner violation.

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 deny a unit owners hardship leasing exception request.

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 deny an owner's request to remove a fine from their account.

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 1 unit owner \$50 for the first month, and 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 Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 5 unit owners \$100 for not having proof of insurance, and to double thereafter for each subsequent month, up to the maximum fine of \$1,000 per month, until adequate proof of insurance is provided.

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 issue a final warning to an owner from 5455 N. Sheridan Road 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; additionally, the time from notice of violation to the board meeting will not result in a refund or extension of membership.

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 \$100 for threatening behavior, 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 Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$350 for an unscheduled move and \$100 for misuse of the luggage cart.

After a motion by Michael Parrie, seconded by Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$100 for a construction violation that got corrected.

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 \$250 for a construction violation.

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 \$500 for negligence with unit maintenance.

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 \$1,000 for negligence on water usage.

Minutes – Board Meeting March 8, 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 Board Meeting held on Monday March 8, 2021.

Commission Charters and Memberships

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 the Commission Charters and current membership rosters, as presented by the Commission Chairs and acting chairs for the Health Club Commission, the Home Improvement Commission, the Rules and Regulations Commission (with noted edits in the opening correcting the formal name to be Commission, but referred to as a Committee), and the Social Commission.

22.1 Disclosure

After a motion by Jean Shamo, seconded by Catherine Kestler, 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 March 2021.

Health Club Maintenance Contract

After a motion by Monique Fouant, 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 renewal of the 5 year contract for Health Club Cardio and Strength Equipment quarterly maintenance with The Fitness Connection, as proposed at a cost of \$350 per visit for year 1, and \$400 per visit for years 2, 3, 4 and 5.

Roof Deck BBQ Stations

After a motion by Michael Parrie, seconded by Monique Fouant, the motion was amended by Michael Parrie and seconded by Monique Fouant, and the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the installation of permanent grilling stations on the 2nd Floor Deck, as proposed by the Home Improvement Commission with estimates by the Chicago Grill Company for a budget of \$17,000, to be financed by the Reserve Fund, and the Board hereby grants the Home Improvement Commission authority to make the final design and material choices for the stations.

Boiler Refractory Replacement

After a motion by Catherine Kestler, seconded by Jean Shamo, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the budgeted replacement of the boiler refractories on the main heating boilers #1 and #2 as proposed by JT Thorpe for a cost of \$49,354.

Domestic Water Pump #3

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 budgeted replacement of domestic water booster pump and motor #3 as proposed by Fluid Technologies for a cost of \$22,565.

Construction Requests

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 approve the remodeling plans of units 404 and 5304 as submitted by the unit owner, 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.

Treasurer's Report

Board Treasurer Jean Shamo reviewed key details from the February 2021 Balance Sheet and Statement of Income & Expenses from the Habitat Company.

At the end of February 2021, Operating assets totaled \$1,291,661 and the Reserve cash and investments were \$2,716,349, for a total of cash and investments of \$4,008,010.

February 2021 Revenue and Expenses included Total Operating Revenue of \$520,168, Total Operating Expenses of \$392,749, Income From Garage of \$25,703, and a Contribution To Reserve of \$149,262, resulting in a Surplus for the month of \$3,860.

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

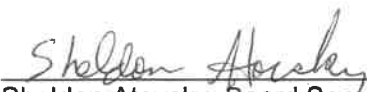
There being no further business, after a motion by Sheldon Atovsky, seconded by Monique Fouant the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adjournment of the April 12, 2021 Board Meeting at 8:18PM.



Michael Parrie, Board President

5/10/2021

Date



Sheldon Atovsky, Board Secretary

5-10-2021

Date