



Park Tower CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday May 10, 2021

Meeting Location: Via ZOOM Meetings Online

Call to Order: 7:43pm

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

Social Commission Acting Chair and Board Member Sheldon Atovsky thanked unit Owner Vince DiFruscio for donations to the Commission, thanked Elisa Pinzon-Umana for hosting the online Beginning Spanish class, recently wrapped up as a part of the Match-Ups Program, and talked about the alternative plan for a reading of the Declaration of Independence instead of the 4th of July party this year.

ASCO Liaison and Board Member Catherine Kestler presented recent business discussed by the ASCO group, including anticipated activity related to CTA Construction on the Red Line, coming resurfacing of Sheridan Road, the Senior sewer tax exemption, and the proposal under debate to rename Lake Shore Drive, DuSable Drive.

Health Club Commission Acting Chair and Board Member Monique Fouant discussed the coming replacement of the damaged ping-pong table, and the proposed construction of an equipment rack for the weight room exercise area.

Board Report

Board President Michael Parrie reminded Owners there are three Board of Director positions up for election at this year's annual meeting scheduled for June 14, 2021. Once the nomination period closes, Management will send out via US mail proxies to all owners of record to vote. He said the Board encourages all Owners to vote to ensure we meet the required quorum and avoid a costly second election. Proxies may be mailed to the election tabulator or dropped off in the election box by the doorman station before the annual meeting time. All candidates of record will be invited to a "Meet the Candidates Night" via ZOOM Meetings Online on Wednesday, June 9, at 7:00 pm. All owners are welcome to participate in the ZOOM meeting and ask questions of the candidates.

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 remove \$900 of late fees if the owner pays the full balance of their account by June 15, 2021.

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 2 unit owners \$50 for the first month, to double thereafter for each subsequent month, up to a maximum fine of \$200 per month, for new residents 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 10 unit owners \$100 for not providing adequate proof of insurance, 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 fine a unit owner \$1,000 for negligence of unit maintenance / water, which may be applied again for each future incident.

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 \$250 for harassment, which may double for each future incident, up to the maximum fine of \$1,000 per incident.

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 give a final warning to an owner 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, and 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 Jean Shamo, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny two unit owners for requests of support animals, as consistent with the recommendation from the Board attorney. If the owners provide amended applications in the future and the Board attorney recommends approval, then the Board approves the requests.

Lifting Fine Cap

This agenda item was tabled following discussion, and Management was asked to seek an opinion from Association counsel regarding capping fines for consideration at a later meeting.

Minutes – Board Meeting March 8, 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 April 12, 2021.

22.1 Disclosure

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 22.1 disclosure as drafted for April 2021.

Party Room Reopening Policy

After a motion by Sheldon Atovsky, 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 reopening of the Party Room for limited use, at a capacity of 10 persons, and a reduced rental fee of \$50, and furthermore as state restrictions are limited we authorize management to continue to lift the capacity limits and increase the fees however determined appropriate as the State of Illinois begins to pull back on pandemic related restrictions.

Weight Room Shelving

After a motion by Monique Fouant, 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 budget of \$2872 for the installation of shelving in the weight room, as proposed by the Health Club Commission.

Kitchen Exhaust Fan Project Phase 2

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 approve to proceed with phase 2 of the Hallway Return Air Handler repair project, for rebuilding of the exhaust fan unit and housing by Quality Mechanical Inc., as proposed at a cost of \$18,290.

Window Washing Change Order

After a motion by Catherine Kestler, 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 the change order from Corporate Cleaning Services for more aggressive cleaning of the exterior windows, as proposed at a cost of \$10,275.

Construction Requests

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 approve the remodeling plans of units 914, 2204, 3401, 4405 and 5211 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.

Treasurer's Report

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

At the end of March 2021, Operating assets totaled \$1,351,938 and the Reserve cash and investments were \$2,836,077, for a total of cash and investments of \$4,188,015.

March 2021 Revenue and Expenses included Total Operating Revenue of \$566,967, Total Operating Expenses of \$397,419, Income From Garage of \$13,748, and a Contribution To Reserve of \$146,508, resulting in a Surplus for the month of \$36,788.

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

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 adjourns the May 10, 2021 Board Meeting at 8:34PM.

Michael Parrie

Michael Parrie, Board President

6/14/2021

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

6-14-2021

Date