



# **Park Tower** CONDOMINIUM ASSOCIATION

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## **Board of Directors Meeting Minutes Monday June 14, 2021**

**Meeting Location:** Via ZOOM Meetings Online

**Call to Order:** 7:50pm

**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**

ASCO Liaison Catherine Kestler reported on a discussion at the most recent meeting including the latest on the Covid-19 pandemic and efforts to reopen throughout Edgewater, the next meeting July 14th at which our new State Senator Michael Simmons will attend via ZOOM, upcoming work planned for Sheridan Road, the failure of the initiative to rename Lake Shore Drive, and the positive reviews coming in for Pharmacie Cocktail Bar at the corner of Sheridan and Bryn Mawr.

Acting Chair and liaison for the Social Commission Sheldon Atovsky discussed the coming initiative for the reading of the Declaration of Independence, substituting for the typical 4th of July Party, and reported that the next Commission meeting will be Wednesday July 21st at 11am in the Party Room.

Acting Chair and liaison for the Health Club Commission Monique Fouant did not have a report but asked Health Club Commission Members to please complete the distributed survey. If you did not receive the survey, it is available at [ptcondo.com](http://ptcondo.com).

### **Board Report**

On behalf of the Board, Michael Parrie thanked residents who followed the face covering, elevator capacity, party room, and unit guest guidelines over the past 15 months to minimize the spread of COVID-19, and he announced the Board is pleased to ratify tonight Management's decision to relax restrictions as the city and state opened up on June 11<sup>th</sup>. He said the Board expects to address the health club guidelines tonight and Owners can expect the Board to return to in-person Board meetings in the Party Room beginning next month in order to follow the PTCA Declaration.

He stated the Board would also like to thank owners who voted to ensure we reached our 20% quorum at the 2021 annual meeting.

The Board also thanks residents for their patience as we near the end of the garage membrane project. After phase 8 is done later this month, we have the 1P ramp to complete in early July, and then a final power wash to clean up the entire garage floor on 1P and 2P levels. Management will post dates and parking spaces affected so that parkers can plan accordingly.

We are excited about the installation of the permanent BBQ stations later this month as an updated amenity under the guidance of the home improvement commission. The Board asks health club members to please fill out the survey so the commission can gain insight on what members desire. Finally, the Saddle & Cycle Club will be putting on their famous fireworks show on Independence Day, Sunday, July 4<sup>th</sup>, at dusk. The social commission is asking for volunteers to read the Declaration of Independence to commemorate the holiday.

Finally, despite having a difficult February month of extremely cold weather, he reported the Association benefited very well by having Prospect Resources manage our natural gas. Briefly, they strategize on layered hedges, appropriate storage levels, and in-depth market analytics. They've reported to the Board that their management and insulation from the emergency natural gas pricing saved Park Tower approximately \$91,553.

## **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 allow the unit owner of 2003 and 4303 to sell unit 2003 and allow 4303 to be rented to the current renter of 2003, with the understanding that should the renter move out, then 4303 must be owner-occupied or sold.

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 remove \$30,000 in accumulated construction violation fines if the owner agrees to a payment plan, complies with it, and brings the account current, and otherwise the fine will be due in full.

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 per month, 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 6 unit owners \$100 for not having 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 Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$250 for failure to maintain plumbing.

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 a construction 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 deny an owner's request to remove a service fee for garbage removal from the service area.

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 deny an owner's request to repair damage to the bathroom vanity.

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 extend a lease for unit 311 at a monthly rate of \$1,800 for two years.

#### **Minutes – Board Meeting May 10, 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 May 10, 2021.

#### **COVID-19 Policy Changes**

After a motion by Monique Fouant, seconded by Catherine Kestler, and discussion including questions and comments from Owners participating in the meeting, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to hereby ratify and approve Management's action amending the COVID-19 response policies, to eliminate the requirement for face coverings for individuals appropriately vaccinated, to eliminate the capacity restrictions in Units and the elevator, to eliminate restrictions for Party Room use, and hereby further adopt the following additional changes for full reopening of the Health Club by eliminating the capacity restrictions and allowing guests, with the requirement that unvaccinated members and those 12 and under must still wear face coverings.

#### **High Zone Hot Water Mixing Valve**

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 replacement of the high zone hot water mixing valve, at a proposed cost not to exceed \$22,500 and a provision of \$5000 to address unknown conditions should they arise, to be funded by the reserve fund.

#### **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 for units 1806 and 4302 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 April 2021 Balance Sheet and Statement of Income & Expenses from the Habitat Company.

At the end of April 2021, Operating assets totaled \$1,359,286 and the Reserve cash and investments were \$2,897,911, for a total of cash and investments of \$4,257,197.

April 2021 Revenue and Expenses included Total Operating Revenue of \$549,464, Total Operating Expenses of \$388,440, Income From Garage of \$5,606, and a Contribution To Reserve of \$146,508, resulting in a Surplus for the month of \$20,132.

#### **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 Monique Fouant, seconded by Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourns the June 14, 2021 Board Meeting at 8:30pm.

Michael Parrie  
Michael Parrie, Board President

7/12/2021  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

7-12-2021  
Date