



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 July 12th, 2021

Meeting Location: 2nd Floor Party Room

Call to Order: 7:51pm

Members Present: Michael Parrie
Monique Fouant (via Speakerphone)
Jean Shamo
Sheldon Atovsky
Catherine Kestler

Management: Dave Barnhart, Property Supervisor
Nolan Bailey, Regional Manager
Timothy Patricio, Property Manager (via Speakerphone)
Christopher Rayburn, Assistant Manager

Open Session

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

Commission Reports

ASCO Liaison and Board Member Catherine Kestler stated the next meeting of the group would be Tuesday July 13th.

Acting Social Commission Chair and Board Secretary Sheldon Atovsky thanked volunteers and participants who helped produce and/or read script for the reading of the Declaration. He said the next Commission meeting will be held in the Party Room, Wednesday July 21st at 11am..

Acting Health Club Commission Chair and Board Vice President Monique Fouant reported the recent survey results are in, and they will be discussing that and other issues at the next meeting, planned for Tuesday July 27th at 4pm, via ZOOM. She stated it does not look hopeful that a volleyball net for the racquetball court, or that Peloton equipment will be pursued, and the Commission will begin to turn its attention to replacing the Cardio Equipment, budgeted for consideration every 5 years.

New Resident Welcome Commission director and Board Treasurer Jean Shamo mentioned the next meeting is Wednesday July 21st at 7pm via ZOOM. She stated that during the meetings she encourages Owners and Residents to contact Management with feedback and complaints.

On behalf of the Home Improvement Commission, Board President Michael Parrie stated work on the 2nd Floor Deck Grill Stations is underway, and the Commission completed its selection of materials. Though weather and shipping issues have delayed work from being completed anyway up to now.

Board Report

The meeting chair and Board President Michael Parrie thanked Management for their oversight of the garage project. It is ending on time and within budget.

He reported that Alderman Harry Osterman is asking for community input on two proposed developments. First, 5214 N. Sheridan Road, the Edison Apartments, is requesting to alter its zoning purpose for an e-sports gaming arcade on the ground level. Second, 5354-5356 N. Sheridan Road, formerly Wing Hoe, is requesting to increase its zoning height from 50 feet to 63 feet after an unsuccessful attempt with the board of appeals to have a larger footprint going all the way to the edge of the alley. Residents may provide feedback this week to the alderman at harry@48thward.org or (773) 784-5277.

He reported that the Board will host a residents' forum on Wednesday, July 28th at 7:00 pm in the party room. All Owners and residents are welcome.

Finally, as the Association begins a new Board business year, on behalf of the Board he welcomed owners to volunteer on commissions to provide input and help continue the positive living experience at Park Tower. Please contact Management if you are interested in health club, home improvement, budget & finance, social, new residents, and/or rules & regulations. Management will forward the information to the commission chair for consideration. Inquiries can be e-mailed to parktowercondo-mgmt@habitat.com.

Action Items

Appointment Of Officers For 2021/2022

After a motion by Jean Shamo, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to appoint Michael Parrie as Board President and liaison of the Home Improvement and Rules and Regulation Commissions, Monique Fouant as Board 1st Vice President and liaison of the Health Club Commission, Catherine Kestler as Board 2nd Vice President and the Park Tower Condo ASCO representative, Jean Shamo as Board Treasurer and liaison of the New Resident Welcome and Budget & Finance Commissions, and Sheldon Atovsky as Board Secretary and liaison of the Social Commission.

Closed Session Business

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 finding that, based on a hearing with a Unit Owner, the owner of the Unit did engage in the conduct described in the Notice of Violation Letter, and said conduct constitutes a violation of Sections 11(d) and (g) of the Declaration as well as the "Disturbances" and "Unlawful Behavior" sections of the Rules and Regulations, and the Association hereby decides to assess a fine in the amount of \$1,000 and to charge the legal fees and costs incurred by the Association in connection with this matter to the owner of the Unit; however it is further resolved that this fine and attorney fees will be waived if the owner sells the Unit by September 30, 2021, and pays for the resulting property damages in full.

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 Israil vs. Park Tower Condominium Association, et al. (Cook County Case No. 2021 L 005575) 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; and if the Association's insurance carrier denies coverage, to retain Kovitz Shifrin Nesbit 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 1 unit owner \$50 for the first month, which may 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 4 unit owners \$100 for

not having proof of insurance, which may 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 Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to revoke a resident's parking permanently, fine the unit owner \$500 for employee harassment, and the fine may double thereafter for each future 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 approve one unit owner's request for a support animal, as consistent with the Board attorney's recommendation; and for a second unit owner, approve their request for a support animal only if the Board attorney recommends approval, otherwise, it is denied.

Minutes – Board Meeting June 14, 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 June 14, 2021.

Board Meeting Schedule 2021/2022

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 schedule Board Meetings for the 2021/2022 Park Tower Condo Association business year, on the dates as proposed by Board President Michael Parrie, and directs Management to issue a formal notice via US Mail accordingly.

Updated 22.1 Disclosure

After a motion by Jean Shamo, seconded by Sheldon Atovsky, 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 with the best available information through June 2021.

5354-5356 N. Sheridan Road

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 report a neutral opinion to ASCO, on the proposed plans for the development at 5354-5356 North Sheridan Road, formerly the home of the Wing Hoe restaurant.

NOTE: Board President Michael Parrie encouraged individual Unit Owners and residents to report their own questions and feedback about the proposed development to Alderman Harry Osterman via e-mail harry@48thward.org or phone (773) 784-5277.

1p Door Fob Access Policy

This matter was tabled for further consideration.

Garage Project – Reimbursement From Reserve Fund

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 the transfer of \$84,800 from the Reserve Fund to the Operating Fund, as budgeted for consideration with the Garage Project to reimburse the Operating Fund for the estimated value of the temporary garage employee hired to assist over the course of the project.

Riser Project Planning

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 total of expenditures not to exceed \$442,490 for the planned projects to replace the High Zone '07/'08 bathroom tier riser, the High Zone '06 kitchens tier riser and the Low Zone '09/'10 bathroom tier riser, as proposed and scheduled by Management, for which the total expected expenditures include a provision of \$15,000 as needed for materials and supplies, \$150,300 for plumbing as proposed by Fettes Love and Sieben, \$169,520 for carpentry as proposed by MPD Construction Group, Inc., \$88,670 for insulation as proposed by Dettman Industries, Inc., and a provision for unknown conditions totaling \$21,000.

Ratify VFD Replacement

After a motion by Jean Shamo, seconded by Catherine Kestler, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to ratify and approve the action by Management to replace the damaged VFD drive serving the chillers and make the appropriate connections and setting adjustments for the BAS system, as proposed by Kroeschell, Inc. for \$11,994.

Ratify Leak Repairs

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 ratify and approve the action by Management to authorize repairs to address water infiltration at the North Staircase adjacent to the pool, as proposed by JLJ Contracting, Inc. for \$13,920, and directs this 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 of units 2504, 2903, 3009, 3609, 3808 and 4510 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 May 2021 Balance Sheet and Statement of Income & Expenses from the Habitat Company.

At the end of May 2021, Operating assets totaled \$1,471,553, and the Reserve cash and investments were \$2,843,993 for a total of cash and investments of \$4,315,546..

April 2021 Revenue and Expenses included Total Operating Revenue of \$567,277, Total Operating Expenses of \$403,469, Income From Garage of \$18,844, and a Contribution To Reserve of \$146,508, resulting in a Surplus for the month of \$36,144.

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 Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourn the July 12, 2021 Board Meeting at 8:54pm.



Michael Parrie, Board President



Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

Aug 9, 2021
Date