



# Park Tower CONDOMINIUM ASSOCIATION

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## Board of Directors Meeting Minutes Monday October 11, 2021

|                          |  |
|--------------------------|--|
| <b>Meeting Location:</b> | 2nd Floor Party Room   |
| <b>Call to Order:</b>    | 8:00pm   |
| <b>Members Present:</b>  | Michael Parrie<br>Monique Fouant<br>Sheldon Atovsky<br>Catherine Kestler   |
| <b>Member Absent:</b>    | Jean Shamó   |
| <b>Management:</b>       | Dave Barnhart, Property Supervisor<br>Timothy Patricio, Property Manager<br>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 Catherine Kestler mentioned there was no business for the October 2021 ASCO Meeting, so they met for a mixer. She reviewed a handful of upcoming local events and activities of interest.

Social Commission Acting Chair Sheldon Atovsky discussed the "Walk To Talk" program is now on hold until the Spring, mentioned the Commission is working on a possible ZOOM program, and suggested folks visit the Commissions Facebook page: Park Tower Condominium Association Social Committee.

On behalf of the Home Improvement Commission, Board President Michael Parrie mentioned the Commission met on October 6th to discuss ongoing business and encouraged interested Owners to join the next meeting on Thursday November 4th at 6pm in the Party Room.

### Board Report

On behalf of the Board, Board President Michael Parrie mentioned residents are welcome to attend our Resident Forum on Thursday, October 28<sup>th</sup> at 7pm in the party room to discuss what is on their mind. Also, he reported the Board will be meeting with the Budget & Finance Commission next month to begin discussions on the proposed budget as presented by management. Owners are welcome to observe the process on Saturdays, November 6, 13, and 20, from 9 am to 12 pm in the party room.

### Agenda Items Added

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 amend the agenda to

include items 9 and 10, approval of a construction request and discussion of a \$2.50 cable surcharge being added by RCN, effective November 1<sup>st</sup>, respectively.

## **Action Items**

### **Closed Session Business**

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 \$1,000 leasing violation and a \$350 move violation.

After a motion by Michael Parrie, seconded by Sheldon Atovisky, 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, 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 4 unit owners \$100 for not having proof of insurance, to 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 Monique Fouant, 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.

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 the first month, to double thereafter for each subsequent month, up to a maximum fine of \$1,000 per month, for a dog living on the premises, and to fine the same unit owner \$250 for the first month, to double thereafter for each subsequent month, up to a maximum fine of \$1,000 per month, for a separate dog visiting on the premises.

After a motion by Michael Parrie, seconded by Sheldon Atovisky, 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 of unit maintenance.

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 leasing policy violation.

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 luggage cart 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 fine a unit owner \$1,000, which may be applied for each subsequent occurrence, for unlawful and nuisance behavior.

### **Minutes – Board Meeting September 13, 2021**

After a motion by Sheldon Atovisky, seconded by Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted 3 to 1 in favor of a resolution to approve the minutes from the Board Meeting held on Monday September 13, 2021. Monique Fouant abstained.

### **Updated 22.1 Disclosure**

After a motion by Catherine Kestler, seconded by Sheldon Atovisky, 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 August 2021.

### **Staff Vaccine Mandate**

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 accept the Memorandum of Understanding between ABOMA and SEIU Local 1 consistent with the terms and conditions set forth in the memorandum.

NOTE: Board President Michael Parrie pointed out this does not mean the staff is yet mandated to be vaccinated.

### **Social Commission Request**

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 budget of \$800 for the Holiday Cheer Party on Dec 3, 2021 and that whether the party take place be dependent on whether or not there are mask mandates in place or not from the City and the State.

### **Copier Contract**

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 renewal of the maintenance agreement and lease as proposed with Impact Networking, LLC, for 48 months at a starting rate of \$489 per quarter for maintenance and supplies and equipment leasing at \$241.22 per month.

### **Booster Pump #2 Variable Frequency Drive**

After a motion by Catherine Kestler, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve of the decision by Management and the Building Engineer to replace the pressure reducing valve on booster pump #2 with a variable frequency drive, as proposed by Fluid Technologies Inc., at a cost of \$9,238.

### **Riser Project Carpenter**

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 for the high zone '06 and low zone '09/10 Riser Projects' carpentry to be completed as proposed by Green Tech Decoration Inc., at a cost not to exceed \$22,100 for the '06 Riser and \$82,500 for the '09/10 Riser.

### **Construction Request**

After a motion by Michael Parrie seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously to approve the remodeling plans of unit 5406 and 5407 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.

### **RCN Broadcast Surcharge**

After a motion by Michael Parrie, seconded by Catherine Kestler, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to direct management to pay for the cable surcharge, at a cost of \$2.50 per unit per month, effective November 1<sup>st</sup>, out of the association's operating funds, thru the end of the fiscal year on February 28, 2022, for a total cost of about \$7,000, until owners will be properly billed the new rate effective March 1, 2022 with their new assessment under the new fiscal year budget.

### Treasurer's Report

In the absence of Board Treasurer Jean Shamo, Property Manager Timothy Patricio reviewed key details from the August 2021 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of August 2021, Operating assets totaled \$1,552,140, and the Reserve cash and investments were \$2,887,628 for a total of cash and investments of \$4,439,768.

August 2021 Revenue and Expenses included Total Operating Revenue of \$621,127, Total Operating Expenses of \$398,777, Income From Garage of \$36,962, and a Contribution To Reserve of \$146,508, resulting in a Surplus for the month of \$112,804.

### 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 to adjourn the October 11, 2021 Board Meeting at 8:37pm.

Michael Parrie  
Michael Parrie, Board President

11/8/2021  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

11-8-2021  
Date