



Park Tower CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday January 10, 2022

Meeting Location: 2nd Floor Party Room

Call to Order: 8:28pm

Members Present: Michael Parrie
Jean Shamo
Monique Fouant
Sheldon Atovsky
Catherine Kestler

Management: Dave Barnhart, Property Supervisor
Timothy Patricio, Property Manager

Open Session

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

Commission Reports

Social Commission Acting Chair Sheldon Atovsky discussed the "Gather To Talk" December program, and the upcoming Thursday January 20th event via ZOOM. Information will be posted soon, or feel free to e-mail the Social Commission at ptcasocial@rcn.com.

Health Club Commission Acting Chair Monique Fouant reported that they expect the next meeting will be in January 25th at 4PM, via ZOOM. Notices will be posted in advance.

On behalf of the Home Improvement Commission, Board President Michael Parrie encouraged interested Owners to join the next meeting Wednesday January 12th at 6pm in the Party Room.

Board Report

Board President Michael Parrie thanked the Owners present who attended the Special Meeting to review and consider the proposed budget for 2022/2023. He referenced the PowerPoint presentation from the Special Meeting as the report for the evening.

To review the PowerPoint Budget Presentation narrated at the meeting by Board President Michael Parrie, Owners will be able to visit posts on www.ptcondo.com for the budget and Management January 10th Post Meeting Roundup Report.

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 fine 5 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 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, 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 a unit owner \$500 for a pest control violation, which may double up to \$1,000 per month until the condition is resolved.

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 unlawful behavior.

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 \$200 for a violation of use and occupancy (minor property damage).

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 a construction violation, and 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 deny a request from a Unit Owner to waive a service charge on the account.

Minutes – Board Meeting December 13, 2021

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 the minutes from the Board Meeting held on Monday December 13, 2021.

Proposed 2022/2023 Operating Budget

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 adopt the budget as proposed and presented to Unit Owners for the fiscal year starting March 1, 2022 and ending February 28, 2023, with a 3.9% increase in assessments, a 4.54% increase in total anticipated operating expenses, and a projected reserve contribution of \$1,794,800.

Health Club Vaccine Mandate

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 accept the City of Chicago vaccine mandate as it relates to fitness facilities, and directs management to continue either collecting proof of vaccination for Park Tower Condo Association Health Club members, to be verified with a government issued picture ID, or to consider reasonable exceptions on a case by case basis based on CDC guidelines, and otherwise leave the members key fob deactivated for Health Club use.

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 update the face covering requirement in the Health Club to include the Saunas and Jacuzzi, to require face coverings in all locations except when using the pool and shower.

Ratify Leak Repair

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 action taken by the staff to address leaking in commercial unit 16C, as proposed by JLJ Contracting at an anticipated expense of \$3,350.

Garage Credit Card System

The Board discussed but took no action on this matter.

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 3905, 3909 and 4809 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 November 2021 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of November 2021, Operating assets totaled \$1,597,133, and the Reserve cash and investments were \$3,211,270 for a total of cash and investments of \$4,808,403.

November 2021 Revenue and Expenses included Total Operating Revenue of \$575,199, Total Operating Expenses of \$371,383, Income From Garage of \$42,485, and a Contribution To Reserve of \$146,508, resulting in a Surplus for the month of \$99,783.

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, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourn the January 10, 2022 Board Meeting at 8:54PM.

Michael Parrie

Michael Parrie, Board President

2/14/2022

Date

Monique M. Fouant

Sheldon Afovsky, Board Secretary

02/14/2022

Date

MONIQUE FOUANT,
BOARD VICE PRESIDENT