



Park Tower CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday February 14, 2022

Meeting Location: 2nd Floor Party Room ,

Call to Order: 7:30pm

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

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

Liaison Catherine Kestler gave the ASCO report, including word of efforts by the US Army Corp of Engineers and funding for a City Report on Lake Michigan shoreline restoration, a coming Broadway and Wilson development expected to be built and open by August 2022, and other local business and activities of interest.

Health Club Commission Acting Chair Monique Fouant reported that the Commission met and discussed proposals for one day passes, cardio equipment, motion sensors in the cardio & weight rooms, doing away with cardio room sign up sheets since no one bothers to use them, proposed new 12lb. weights, a coat rack, pool lights differences from East and West, depth markers obscured by the nature of pool are lighting and more.

Social Commission Acting Chair Sheldon Atovsky reported on the most recent "Gather To Talk" ZOOM event, about media supporting democracy, and the planned upcoming event about personal spiritual journeys. Also he reported the Commission is exploring possibility of in person events, and that is planned for discussion by the Board at the evenings Open Session.

On behalf of the Home Improvement Commission, Board President Michael Parrie discussed business they are pursuing including party room and mall furniture improvements, deck painting and repairs, new signage, hallway brightness and pool area flooring. The next Meeting is scheduled for Thursday March 17th at 7pm in the 2nd Floor Party Room.

Board Report

On behalf of the Board, Board President Michael Parrie reminded owners that next month begins a new fiscal year and a 3.9% increase in assessments as well as changes to the monthly parking on 1P and 2P, and an increase of the cable/internet charge to \$57.88 per unit per month. He urged that if you have automatic payments on a fixed dollar amount, then please review and make any appropriate changes. It is the responsibility of unit owners to review their balances and pay in full

each month. He said if you did not receive your statement via US mail or cannot access it electronically, then please contact the management office.

Amend Agenda

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 adding consideration of One Day Health Club Passes, as Agenda Item #8.

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 to approve a write off \$25,900.01 of a former unit owner as bad debt. In addition, the Board approves the attorney to pursue this on a contingency basis.

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 a write off \$7,136.45 of non-assessment related charges on an owner's account.

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 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 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 Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$100 for misuse of the dumpster, \$250 for construction outside of approved hours, and \$100 for misuse of the luggage cart, and these 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 Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$100 for misuse of the package room flatbed cart, which 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 Jean Shamo, 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 a leasing policy violation, and may be charged \$1,000 monthly thereafter, until the proper paperwork of occupants is on file.

Minutes – Board Meeting January 10, 2022

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 January 10, 2022.

Minutes – Special Budget Meeting January 10, 2022

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 for the Special Meeting of the Unit Owners to review the proposed budget for 2022/2023 fiscal held on Monday January 10, 2022.

Updated 22.1 Disclosure

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 the 22.1 disclosure as drafted with the best available information through January 2022.

2022/2023 Insurance Program Renewal

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 renewal of the Association's annual insurance program for the 2022/2023 fiscal year, as proposed and recommended by Alliant Insurance Services for all policies including Property Insurance, General Liability Insurance, Equipment Breakdown Insurance, Crime Insurance, Director's & Officers Insurance, Cyber Liability, Workers Compensation Insurance and Umbrella Insurance, at a total combined premium expense of \$368,296.

Social Commission Activities

The Board of Directors expressed unanimous consent for the Commission to move forward with planning of in person events, so long as plans are amended should it be necessary based on the status of the pandemic and any state or municipal orders.

Elevator 5 Door Protection Sensor

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 ratify the OTIS Elevator proposal approved by management at a cost of \$6,583.94 as presented for the replacement of the failed door protection sensor on Service Elevator #5.

One Day Health Club Pass

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 a 90 day trial period for One Day Passes to the Health Club, at a cost of \$15 per day, to be purchased ahead of time in the office during business hours, to be used and with an expiration within 30 days, renters must have unit owner approval in writing to use the Health Club and pay in advance with a cashier's check or money order or have permission from their owner to write a personal check, owners may have their account charged, all individuals using the Health Club must provide proof of vaccination and government issued ID card, and individuals would submit the one-day pass to the lobby front desk at the time of use and leave a formal government ID card in order to obtain the key fob and the fob must be returned to retrieve the ID card.

Treasurer's Report

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

At the end of December 2021, Operating assets totaled \$1,563,993 and the Reserve cash and investments were \$3,164,473 for a total of cash and investments of \$4,701,466.

December 2021 Revenue and Expenses included Total Operating Revenue of \$580,580, Total Operating Expenses of \$396,377, Income From Garage of \$14,446, and a Contribution To Reserve of \$146,508, resulting in a Surplus for the month of \$52,141.

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 adjourn the February 14, 2022 Board Meeting at 8:12PM.

Michael Parrie
Michael Parrie, Board President

2/28/2022
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

2-28-2022
Date