



# Park Tower CONDOMINIUM ASSOCIATION

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## Board of Directors Meeting Minutes Monday March 14, 2022

**Meeting Location:** 2nd Floor Party Room

**Call to Order:** 7:31pm

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

**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

ASCO Liaison Catherine Kestler reported on the latest business from ASCO's latest meeting and events of interest in the neighborhood.

Acting Chair Sheldon Atovsky discussed the most recent Social Commission events and stated to watch for notices for upcoming events.

Acting Chair Monique Fouant discussed business at the most recent Health Club Commission Meeting, and in particular said the Commission and Management were working on quotes for the Cardio Room Equipment. The latest quotes have underscored the serious impact of inflation.

On behalf of the Home Improvement Commission Michael Parrie mentioned the next meeting is March 17th at 6pm in the 2nd Floor Party Room.

### Board Report

On behalf of the Board, Michael Parrie thanked the Management and Maintenance teams for their work to get bids and quotes for us to consider tonight.

### 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 approve waiving 6 months of rent for a mall occupant, and revisit the additional 2 month request 6 months from now.

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 deny an owner's appeal to remove a \$100 fine for misuse of luggage and package room carts.

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 approve an owner's request for a support animal, as recommended by the Board attorney.

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 fining 7 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 Catherine Kestler, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve fining a unit owner \$50 for obstruction of the common elements, and may double thereafter for each subsequent occurrence, up to a 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 fining a unit owner \$250 for a disturbance and \$500 for unlawful behavior, both of 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 Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve fining a unit owner \$350 for an unscheduled move and \$300 for a disturbance.

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 fining a unit owner \$1,000 for unit maintenance negligence on water.

#### **Minutes – Board Meeting February 28, 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 from the Board Meeting held on Monday February 28, 2022.

#### **2022 Annual Meeting Schedule**

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 scheduling of the 2022 PTCA Annual Meeting of Unit Owners for Monday June 13th, 2022, at 7:30pm, as well as Meet the Candidates Night on Wednesday June 8th at 7pm, and directs the necessary notices and mailings be drafted and distributed by Management as proposed.

#### **Life Safety Contract**

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 a contract at a cost not to exceed \$10,000 as proposed for annual and routine inspection and testing of life safety systems funded by the operating budget, and a contract at a cost not to exceed \$78,260 for replacement of the fire control panel to be funded by the reserve.

#### **Boiler Room Seepage**

After a motion by Monique Fouant seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the repairs proposed by Monson Nicholas to address seepage into the boiler room at an expense of \$5933, to be funded as a part of the Plaza Area Sealant reserve project.

#### **Outdoor Pool Repair**

After a motion by Catherine Kestler, 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 the reserve project for repairs to the outdoor pool as proposed by Monson Nicholas at an expense of \$15,654, as well as a provision of \$10,000 to address unknown conditions should they arise.

### **Riser Projects Bidding**

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 a budget from the reserve fund of \$1,201,835 for the next 6 domestic riser replacement projects, the low zone '04/'05 and '06 kitchens and the '10 kitchens, '11 guest baths expected in 2022/2023 and the high zone '11 master baths, '12 kitchens, the low zone '08/'09 kitchens and the high zone '09/'10 bathrooms expected in 2024/2025, the funding of which includes a provision for the bulk purchase of materials of \$128,000 already approved at the September 13, 2021 Board Meeting, \$297,050 for plumbing as proposed by Fettes, Love & Sieben, \$434,490 for carpentry as proposed by Green Tech Decorating, \$232,295 for insulation and fire-stopping as proposed by Dettmann Industries, Inc., and a provision of \$110,000 (approximately 10%) for permitting and to address unknown conditions as they arise.

### **Curb and Sidewalk Repairs**

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 reserve project for Sidewalk and Curb repairs as proposed by JLJ Contracting at an expense of \$13,560.

### **2nd Floor Deck Repairs**

After a motion by Catherine Kestler, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the reserve project for 2nd Floor Deck repairs as proposed by Green Tech Decorating at an expense of \$16,500, as well as a provision of \$10,000 to address unknown conditions as they arise, and approves the installation of drain trenches to the 2nd Floor Deck drains as proposed by JLJ Contracting at an expense of \$29,850.

### **Plaza Area Sealant**

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 Plaza Area Sealant reserve project as proposed by Monson Nicholas at an expense of \$14,441.

### **Garage Entry Door Replacement**

After a motion by Monique Fouant, 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 replacement of the Garage Entry and Exit Doors and operators as proposed at a cost not to exceed \$36,164.

### **Heat Exchanger Repairs**

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 approve the proposal by Kroeschell Service, Inc., for the tube punching and eddy current testing needed on the pool area and domestic fin tube heat exchangers as proposed at a combined expense of \$9560.

### **Fin Tube Heat Pump**

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 reserve project for Fin Tube Heat Pump replacement as proposed at an expense not to exceed \$28,928.

### Construction Requests

After a motion by Michael Parrie, 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 the remodeling plans of units 111c, 2214, 3215, 3707, and 4712 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 January 2022 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of January 2022, Operating assets totaled \$1,581,086 and the Reserve cash and investments were \$3,308,829 for a total of cash and investments of \$4,889,915.

January 2022 Revenue and Expenses included Total Operating Revenue of \$555,205, Total Operating Expenses of \$458,110, Income From Garage of \$19,523, and a Contribution To Reserve of \$146,508, resulting in a Deficit for the month of \$29,890.

### 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 Catherine Kestler, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adjourning the March 14, 2022 Board Meeting at 8:18PM.

Michael Parrie  
Michael Parrie, Board President

4/11/2022  
Date

Sheldon E. Atovsky  
Sheldon Atovsky, Board Secretary

4-11-2022  
Date