



Park Tower CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD • CHICAGO, IL 60640 • (773) 769 3250 • FAX (773) 769 0047 • www.ptcondo.com

May 20, 2022

2022 ANNUAL MEETING NOTICE Monday June 13, 2022 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2022 Annual Meeting of the Unit Owners will be held on Monday June 13, 2022, at 7:30pm in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640. An election to fill two (2) open Board seats will be held, as well as the June 2022 Board Meeting. The Board Meeting is expected at a suspension of the Annual Meeting, while the auditor tabulates the preliminary election results. The auditors with Picker & Associates will be present to accept proxy forms, facilitate voting for anyone who prefers to vote in person at the meeting via an Official Ballot, and ultimately to tabulate the results. Owners are welcome and strongly encouraged to participate in the meeting, but we urge as many Owners to participate in advance by submitting their proxy forms by mail or dropping them in the Proxy Box at the front desk. This is particularly important should you be unable to attend in person so we can reach the 20% quorum required to conduct business. However, due to ongoing concerns around the COVID-19 pandemic, this is also helpful in light of the need for reasonable social distancing.

During the Annual Meeting, the Association will hold an election to fill two (2) positions on the Board of Directors for two (2) year terms. The meeting requires a minimum 20% presence of unit Owners for quorum, either in person or by proxy. To participate via proxy, please follow the enclosed instructions and either return a signed and dated proxy form in the addressed envelope (to the auditing firm Picker and Associates), or have the individual you assign as proxy attend the meeting with the form. For Owners of multiple units, a proxy form for each unit is enclosed. At the meeting, the auditor will transfer any indicated votes on proxy forms, to Official Ballots at the meeting for formal tabulation.

Owners can also vote via the Official Ballot to be provided at the meeting, to be issued by the auditor. The Association's auditor was specifically hired to independently tabulate the vote and certify the results of the election. They will register all ballots for use at the election in the 2nd Floor Party Room. There may be a line at the door, and we ask all individuals to try and maintain reasonable social distance between each other as proxies and ballots are processed. **IMPORTANT** - To receive formal ballots at the meeting, Owners and proxy holders will need to bring a current government issued picture ID to confirm their identity.

The election will be conducted by 'Secret Ballot'. Ballots shall be marked only with the percentage of Ownership for the unit, and the list of candidates and lines for write-ins. The auditor will register the ballots to Owners and proxy holders who choose to vote via ballot.

They will also assign ballots to any proxy forms mailed without another individual assigned as proxy. Owners who mail or drop off the proxy form in advance, can either assign another individual as proxy (where indicated), or leave it blank. For the purpose of exercising the proxy form as directed by the Owner, the Board Treasurer Jean Shamo will cast a ballot as indicated by the Owner. If a vote is not exercised on the proxy form, only the unit's percentage of Ownership will be counted towards quorum.

Owners of record who submitted Candidate Application Forms by the May 13, 2022 deadline are listed as candidates on the proxy and ballots. There are blank spaces for write-in candidates. Nominations for additional candidates can be taken in advance of balloting the night of the meeting. Candidates listed on the proxy have agreed to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations Handbook. Included in the 'Board Election Rules' are the policies on campaigning, solicitation, and advertisement. Please contact the Management Office if you would like a copy or to report any violations.

The formal applications and information submitted by each candidate is enclosed for consideration. Each are invited to speak at Meet The Candidates Night, Wednesday June 8th at 7pm in the 2nd Floor Party Room.

The Meet The Candidates Night is intended as a formal group meeting, chaired by a non-participating Board Member or an individual selected by the Board. Candidates will be welcome to make a short statement and then answer questions from members of the audience. Owners who cannot participate are invited to email questions in advance to parktowercondo-mgmt@habitat.com. We will forward these questions to the meeting chair for consideration, and respond with the answers once they are made available. We encourage Owners to participate in the Meet The Candidates Night and discuss issues with them.

Due to the nature of this event, it is likely a quorum of the current Board will be present and may be discussing business related to the operation of the Association. Voting on resolutions will not take place and minutes will not be kept. However, consistent with the Association's Bylaws and applicable law, since a quorum of Board Members is anticipated, **please consider this formal notice of a Board Meeting at the above dates and times.**

Please contact the Management Office if you have any questions regarding the 2022 Annual Meeting, proxy form, voting procedure or any other related business. The team can be reached at parktowercondo-mgmt@habitat.com, or by phone at 773-769-3250.

Respectfully,



Michael Parrie
Board President
Park Tower Condominium Association

2022 Annual Meeting and Board Election Park Tower Condo Association

Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 13th, 2022 at 7:30pm in the Park Tower Party Room, may participate in the Annual Meeting and Election by completing a proxy form.

Each unit owner will receive one blank Proxy Form (enclosed) for each unit owned. There are three (3) candidates listed running for two (2) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to two (2) votes as depicted below. Vote with 'whole' numbers (1 or 2) without exceeding a total combined of two (2) votes. No fractional votes are accepted. The two (2) candidates receiving the most votes, as determined by percentage of ownership, will be elected to serve terms of 2 years each. If you indicate no votes, as in "Example #4", your percentage of ownership will only be counted towards the meeting quorum.

Name	Example #1	Example #2	Example #3	Example #4
Jane Doe	1	—	2	—
Captain Marvelous	1	1	—	—
Gary Oldman	—	—	—	—
(space for write in)	—	1	—	—
(space for write in)	—	—	—	—
Total Votes:	2	2	2	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2022 election. If you leave the space toward the top of the Proxy Form blank (where indicated), Board Treasurer Jean Shamo will cast a ballot on your behalf, with the votes you exercise on the form. If you do not vote on the form, they will only count your percentage of ownership towards quorum. You must **sign and date** where indicated, or the form is invalid.

Please seal the completed proxy form(s) in the enclosed envelope, add postage, and drop in the mail. Or, a lock box will be provided at the doorman's station in the Park Tower lobby. Only the auditors have keys to this box to gather the Proxy Forms. If you intend to use this lock box instead of the mail, please seal Proxy Forms in the enclosed envelope and drop in the box.

If you designate a proxy, but wish to change your vote, you may do so. The Proxy Form with the latest date will be recorded. Should you be able to attend the annual meeting in the 2nd floor Party Room, you may also change your desired vote by casting an official ballot at that time. The party room will be open for balloting and attendance at the meeting. You must bring a current government issued picture ID to sign out a ballot at the Annual Meeting.

Additional Proxy Forms are available by request from the management office.

BE SURE TO SIGN AND DATE YOUR PROXY!

Thank you for participating in the PTCA 2022 election process.



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CANDIDATE APPLICATION FOR 2022 BOARD ELECTION

General Instructions:

1. Complete Section A: Nominee Information
2. Complete Section B: Statement of Qualifications
3. Complete Section C: Candidate Agreement
4. Hand deliver the completed application to the office by Friday May 13th, or via:
 - US MAIL: Park Tower Condominium Association
5415 N. Sheridan Road Ste. 107
Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

Sheldon Atovsky 3306-07 s-atovsky@sbcglobal.net
 Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or one page resume for mailing.)

Attached

SECTION C: Candidate Agreement

I Sheldon Atovsky (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2022 Annual Meeting on Monday June 13, 2022. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5-1-22 Signature: Sheldon Atovsky

COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 13, 2022 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.



Sheldon Atovsky was born in Chicago and raised in the Beverly neighborhood on the southwest side. He moved to Park Tower in 2007 after living for 20 years in Andersonville South.

Sheldon went to Morgan Park High School and earned 3 degrees from Northwestern University culminating in a Doctor of Music in Composition. Composing, performing and teaching occupied most of his work years. At the same time he was involved in not-for-profit management, serving as a member of the boards of directors of several music oriented not-for-profit organizations, e.g., Kapture, an Aural Arts Ensemble, and New Music Chicago, a service, communications and production organization. He also served on the board, wrote newsletters and organized social events, from 1986 – 2005, for the Andersonville South Neighborhood Organization serving the area bordered by Foster, Ashland, Winnemac and Ravenswood.

Sheldon taught music theory and composition at several local colleges and universities. His longest residency was at DePaul University for 13 years. He also was involved in many community projects as an Artist-in-Residence through the Illinois Arts Council.

His second career was running an inherited store, Studio V, focused on vintage clothing, furniture, jewelry, and gifts. Today he enjoys volunteer work and, with his partner Terry Gorman, daily walking, travel, and regularly attending piano recitals, symphony concerts, opera performances and an occasional organ concert.

Sheldon has served as chair/acting chair of the Social Committee since 2016 and served on the Newsletter Committee 2014-2020. He has served also on the Ad Hoc Committee to Review the Declaration & By-laws, the Ad Hoc Rental Policy Committee, and the Ad Hoc Air Quality Committee.

He joined the Board of Directors on October 1, 2019 to fill in the vacancy left by the departure of Ken Anderson. During this time, most importantly, he is proud to have helped hire our current management company, The Habitat Company, with an emphasis on a smooth transition for Unit Owners, Residents, Staff and Employees, and to oversee the formation of budgets for the intervening fiscal years with an emphasis on ensuring that our property is maintained with as small an increase in assessments as possible. This has been especially important during the pandemic and its effect on our fiscal year 2020-2021 and is vital in planning for the future with a nearly 50-year-old building with enormous yet manageable maintenance and repair challenges.

Sheldon is very happy with the Park Tower community, management and board. He loves living here and wants to see the association continue to keep our physical facilities in good repair and to maintain the good planning our management, board and commissions have performed for several years.



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SECTION A: Nominee Information (Please PRINT or TYPE)

SHALISE S. AYROMLOO 4906 shaliseayromloo@gmail.com
Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or one page resume for mailing.)

Please see enclosed for a statement. Thank you!

SECTION C: Candidate Agreement

I SHALISE S. AYROMLOO (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2022 Annual Meeting on Monday June 13, 2022. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 02/05/2022 Signature: _____

Shalise S. Ayromloos

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Dear Park Tower Residents,

Strong leadership, smart decision-making, responsible budgeting, effective communication, community involvement, transparent practices, and steady policy enforcement are qualities that make a condominium association run well. These are qualities that we should expect from the board members of a place we call home.

I have the privilege of calling Park Tower my home since May 2021. By way of introduction, I am Shalise Ayromloo, a PhD economist at the U.S. Census Bureau. I received my doctorate from the University of Illinois at Chicago in 2020. Prior to graduate school, I attended St. Mary's College of Maryland as a triple major in economics, political science, and mathematic. However, despite attending schools in the East Coast and the Midwest, I am a West Coast gal—born in Los Angeles, California to Persian parents. I have the privilege of speaking Persian, English, Arabic, and French, and am always looking for people interested in practicing the latter two with me.

I am excited to contribute my skills and talents to ensuring the welfare of the community. To learn more about me, please check out my website at: <https://www.shaliseayromloo.com>.

Thank you for your time and consideration of my candidacy!

Sincerely,
Shalise S. Ayromloo



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Chicago, IL 60640
 - FAX: 773-769-0047
 - E-MAIL: parktowercondo-mgmt@habitat.com

SECTION A: Nominee Information (Please PRINT or TYPE)

MONIQUE M. FOUANT 4701 mmfoua@gmail.com
 Name (printed) Unit # E-Mail Address

SECTION B: Statement of Qualifications

(Please attach one page statement or one page resume for mailing.)

SECTION C: Candidate Agreement

I, MONIQUE M. FOUANT (Print Name) acknowledge willingness and agree to be nominated as a candidate for the office of Director of Park Tower Condominium Association, and serve in that capacity for two years if duly elected at the 2022 Annual Meeting on Monday June 13, 2022. By signing below, I certify that I am an owner of record and agree to abide by the 'Board Election Rules' from the Park Tower Condominium Rules and Regulations handbook and acknowledge I can be disqualified from candidacy, with any votes cast for me voided, should I be found to be or have been in violation of the 'Board Election Rules'.

Dated: 5/12/2022 Signature: Monique M. Fouant

COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 13, 2022 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.



Monique M. Fouant

Unit 4701

Candidate Seeking Re-Election for the Park Tower Board of Directors

Having served on the PTCA Board for the last six years, I would like to continue working with my fellow Owners, Board members, and Management at maintaining our community's quality of life by continuing the necessary improvements to maintain the well-being of our building while balancing our financial obligations. Despite having large maintenance projects that are needed due to the building's age regulations, we have never had a special assessment and have seen stability in our assessment increase. I will continue to work diligently to continue this trend and to strengthen our financial reserves.

Having been a resident owner for 32 years, I love the building for its beauty, amenities, proximity to the lakefront and public transportation as well the surrounding vibrant and diverse neighborhoods. I have served as First and Second Vice President and regularly attended Board meetings. Presently I am the acting Chairperson and Board liaison to the Health Club Commission and serve on the Social Committee. In the past, I have served on the Tower Talk newsletter committee. To increase my skills to support the PTCA, I have taken training classes with ACTHA (Association of Condominium, Townhouse, and Homeowners Associations) covering topics that support the operation of a condominium association. Classes included the following topics: 1) Administration of an Association [proper reporting and communication], 2) Governance of an Association [board member responsibilities] 3) Physical Aspects of the Association [major repair/replacement scheduling, capital projects] 4) Risk Management of an Association [risk reduction and insurance coverage] and 5) Meetings/Elections of an Association. Over the last years, I have attended several ACTHA webinars on how condo and home owner associations are dealing with the COVID-19 crisis. In addition, I volunteer in the package room to label and sort the many packages. I strongly encourage residents to volunteer for any of the PT committees and enhance the PT living experience.

Professional Background

I earned a Ph.D. in pathology from Virginia Commonwealth University and began working in the pharmaceutical business for 30 years as a toxicologist in drug safety assessment and subsequently as a consultant and medical/regulatory writer preparing documents for clients to submit to the FDA.

Community Involvement

Outside of Park Tower I am an active member at my church and serve as chairperson of the social justice committee, which focuses on violence prevention and homelessness in our community here in Edgewater and is also involved with the relocation of an Afghan family to Chicago.

PROXY FORM

**Park Tower Condominium Association
2022 Annual Meeting and Election**

Unit #: _____
% Ownership: _____

KNOW ALL BY THESE PRESENT that the undersigned Unit Owner of the Park Tower Condominium Association, an Illinois not-for-profit Corporation (the “Association”), does hereby constitute and appoint as my primary proxy _____ and in the primary proxy’s absence, or if I have failed to designate a primary proxy, Board Treasurer Jean Shamo, as my secondary proxy, the attorney and proxy (the “Proxy”) of the undersigned, with full power of substitution, for and on behalf and in the name, place and stead of the undersigned, to attend the 2022 Annual Meeting of Unit Owners of the Park Tower Condominium Association and any adjournments thereof, and thereat to vote all of the percentage interest of the Association standing in the name of the undersigned, or which the undersigned may be entitled to vote, upon such business as may properly come before said meeting, as fully as the undersigned might or could do if personally present, hereby ratifying and confirming all that said Proxy shall lawfully do or cause to be done by virtue hereof, and hereby revoking any proxy or proxies heretofore given by the undersigned to vote and act at such meeting; provided, that the Proxy shall cast my votes for election of members of the Board of Directors of the Association as follows:

<u>Candidate</u>	<u>Number of Votes</u>
<u>Sheldon Atovsky</u>	_____
<u>Shalise S. Ayromloo</u>	_____
<u>Monique Fouant</u>	_____
_____	_____
_____	_____
TOTAL =	No more than two (2)

INSTRUCTIONS - Cast up to two (2) votes. Cumulative voting is permitted, so more than one vote may be cast for a candidate or write in. However, fractional votes are not permitted. If you cast no votes but return this form signed and dated, the unit percentage of ownership will only be counted towards quorum. Please use numbers one “1” or two “2” to indicate your votes for each candidate or write-in you choose. The total votes cannot exceed two (2).

Signature of Unit Owner

On this the _____ of _____, 2022
Day Month

IMPORTANT: Each Proxy must be dated and signed or it will be voided. The Owner or designated Proxy may cast a total of two (2) whole number votes totaling no more than two (2). Cumulative voting is permitted, so more than one vote may be cast for a candidate. Fractional votes are not permitted. If you cast more than two (2) votes, your Proxy will be voided. If you cast no votes, your unit’s percentage of ownership will only be counted towards quorum.