



Park Tower CONDOMINIUM ASSOCIATION

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

Board of Directors Meeting Minutes Monday April 11, 2022

Meeting Location: 2nd Floor Party Room

Call to Order: 7:54pm

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

Management: Dave Barnhart, Property Supervisor
Timothy Patricio, Property Manager
Danny Bravman, Assistant Manager

Open Session

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

Commission Reports

Acting Social Commission Chair Sheldon Atovsky discussed recent and upcoming planned activities including the recent History of Edgewater presentation with author John Holden and the coming Easter Egg Hunt planned for Saturday April 16th at 9:30AM on the 2nd Floor Deck.

Acting Chair Monique Fouant discussed Commission business including the sample choices for the new pool floor and quotes for the Cardio Room Equipment which are under review. She mentioned inflation was a real factor.

ASCO Liaison Catherine Kestler reported on the latest business from ASCO's latest meeting and events of interest in the neighborhood. This included growing concern over the tents in the Park and she encouraged concerned Owners and Residents to write the Alderman's Office for the 48th Ward, which can be e-mailed to harry@48thward.org.

On behalf of the Home Improvement Commission, Michael Parrie discussed samples for new Party Room chairs being considered, both fabrics and frames. He mentioned the next meeting is May 3rd at 6pm in the 2nd Floor Party Room. Owners interested in contributing to the discussion about colors, samples, light fixtures and other business, are encouraged to attend and participate in the process.

Board Report

On behalf of the Board, Michael Parrie thanked the Social Commission for hosting the history of Edgewater Beach Hotel presentation. Also he reminded Owners to please be aware of important dates announced by management, such as the air filter changes and life safety checks, garage

power washing, bike room repairs and registration, and driveway resurfacing. He also urged Owners to review their assessment balances each month and ensure payment is made in full. Please do not take automatic payments for granted.

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 fine five 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 fine a unit owner \$100 for luggage cart abuse.

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 theft of electricity in the garage, \$100 for using another licensed parker's spot, and \$250 for parking a car not properly registered with the building's license sticker displayed, with all of these subject to double for each future occurrence, up to the maximum fine of \$1,000 per occurrence, and the owner must pay the parking fees through the term of suspension, and may return to parking in the garage once this and the fines are paid.

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 an owner's request to waive more than one late fee over the course of a year, as well as deny the request to waive the legal fees due for account balance collection.

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 request that we accept garage stickers from another building allegedly sold in 2007, following Management's consultation with a Board Member and the Board President at the time, a member of the then-active Garage Commission, a longtime Owner and office worker, and a former Assistant Manager working here at the time.

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 an owner's request to remove a \$50 labor charge.

Minutes – Board Meeting March 14, 2022

After a motion by Sheldon Atovsky, seconded by Catherine Kestler, 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 March 14, 2022.

Updated 22.1 Disclosure

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

Social Commission Request

After a motion by Sheldon Atovsky, 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 allowing the Social Commission to use the Association texting service, through the Notices message group.

2nd Floor Deck Color

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 the color change recommended by the Home Improvement Commission for staining of the 2nd Floor Deck, with Sherwin Williams 'Traditional Stone Hedge' stain color.

Pool Area Flooring

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 replacement of the pool area and walkway floor with the epoxy product and finish as recommended by the Health Club Commission, and chooses the Cool Gray color sample, and authorizes management to proceed with a reputable and properly insured contractor at a cost not to exceed \$40,000, after the bidding process is completed.

Professional Cooling Tower Cleaning

After a motion by Catherine Kestler, seconded by Jean Shamo, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve professional cleaning of the Cooling Tower as proposed by Northern Weathermakers HVAC, Inc., as proposed at an expense of \$6614.

55th Floor Hallway Lighting

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 approve changing the 55th floor lighting to the 12 watt option as recommended by the Home Improvement Commission, as proposed at an expense of \$4666.88.

Construction Requests

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 the remodeling plans of units 3215, 3501, 3905, and 4805 as submitted by the unit owners, 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 February 2022 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of February 2022, Operating assets totaled \$1,468,152 and the Reserve cash and investments were \$3,387,365 for a total of cash and investments of \$4,855,517.

February 2022 Revenue and Expenses included Total Operating Revenue of \$575,669, Total Operating Expenses of 500,034, Income From Garage of \$36,340, and a Contribution To Reserve of \$146,508, resulting in a Deficit for the month of \$34,534.

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 Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourn the April 11, 2022 Board Meeting at 8:33PM.

Michael Parrie
Michael Parrie, Board President

5/10/2022
Date

Sheldon Atovsky
Sheldon Atovsky, Board Secretary

5-10-2022
Date