



# Park Tower CONDOMINIUM ASSOCIATION

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## Board of Directors Meeting Minutes Monday, August 8, 2022

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

**Call to Order:** 7:40pm

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

**Management:** Dave Barnhart, Property Supervisor  
Timothy Patricio, General Manager  
Danny Bravman, Community 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 reviewed recent business and in particular that Alderman Harry Osterman has announced he will not be running for another term to helm the 48th Ward. Also she reviewed criminal activity of concern in and around the neighborhood.

Social Commission acting chair Sheldon Atovsky reported the Commission would be discussing potential upcoming events at their scheduled meeting Wednesday August 10th at 7pm via Zoom. He thanked Monique Fouant for the donation of a cooler, the ongoing "Walk Together" program, and announced the recent resignation of member Rashida Gupta who has moved.

Health Club Commission acting chair Monique Fouant mentioned the pool is back open, and said so far feedback regarding the improvements has been positive.

Home Improvement Commission Liaison Michael Parrie reported that the commission met last week and finalized the three sample mock-ups for the 53<sup>rd</sup>, 54<sup>th</sup>, and 55<sup>th</sup> floors. This includes the carpet and wallpaper, along with possible paint colors. The new light fixtures on the 55<sup>th</sup> floor will be added to the other two floors. He stated that tonight, the Board will consider approving the light fixture purchase and mock-ups, and for management to put the floors out to bid. The commission's next meeting is on Tuesday, September 13 at 6:00 pm in the party room to discuss signage and logos. All owners are welcome to attend.

### Board Report

Board President Michael Parrie reported that there appears to be an increase in the desire for in-unit construction and commented that it is admirable to improve one's unit. He urged Owners

to remember that we do not live in a single family home. Owners share walls with units above, below, and to each side. On behalf of the Board he encouraged Owners to follow the construction and remodeling rules in order to maintain physical and structural integrity of the building, as well as give courtesy to your neighbors. All in-unit work must be approved in advance by the management and maintenance teams before any work begins. The Association has 20 business days to review and respond to completed requests. The Board then ratifies management's approval of construction requests at the monthly Board Meetings.

### **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 approve proceeding with the Board attorney's advice on pursuing emergency relief for a case that has been filed.

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 \$100 for not having proof of insurance, and 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 approve fining a unit owner \$250 for construction without authorization and \$200 for construction debris removal on the weekend.

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 \$100 for misuse of the luggage cart and \$1,000 for throwing items outside the window, both of which may be doubled and applied for each subsequent occurrence and each item thrown out, up to the maximum \$1,000 fine per item.

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 \$250 for construction without authorization and \$50 for noise.

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 unauthorized alterations of common elements, \$50 for noise, \$100 for flatbed misuse, \$250 for out-of-code plumbing work, \$200 for debris removal on the weekend, \$100 for luggage cart misuse, and \$100 for misuse of the service elevator on a weekend; all fines may double for any future 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 approve fining a unit owner \$350 for an unscheduled move.

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 \$250 for construction without authorization, and \$500 for construction-related violations.

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 \$50 for a garage behavior nuisance, \$50 for harassment and offensive behavior,

\$100 for sleeping in the hallway, and \$250 for smoking; all fines may double for any future occurrence, up to the maximum fine of \$1,000 per occurrence, if the individuals are found on site again without adult supervision.

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

### **Minutes – Board Meeting July 18, 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 July 18, 2022.

### **Updated 22.1 Disclosure**

After a motion by Jean Shamo, seconded by Monique Fouant, 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 June 2022.

### **Accept Home Improvement Hallway Mock Up Plans**

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 accept the recommended plans and specifications proposed by the Home Improvement Commission and to approve to move forward with getting proposal for the hallway remodeling mock-ups of floors 55, 54 and 53.

### **Hallway Fixtures (Floors 53 & 54)**

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 purchasing and installing new 12 watt LED light fixtures on floors 54 and 53 to replace the existing lighting, consistent with the previously approved lighting for the 55th floor, at an expense of \$9,882.81 as proposed by Active Electrical Supply, to be installed in house by our maintenance team.

### **Jacuzzi Heater Replacement**

After a motion by Monique Fouant, seconded by Jean Shamo, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve and ratify the decision by Management to purchase a new jacuzzi heater as proposed by Halogen Supply Company for \$2,988.21.

### **Fire Pump Supply Line**

After a motion by Jean Shamo, seconded by Sheldon Atovsky, and discussion, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve and ratify the decision by Management to replace a deteriorating section of the main fire pump water line as proposed by Fettes, Love & Sieben for \$5,050.

### **Heat Exchanger Project – Valve Replacements**

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 and ratify

the decision by Management to replace the gate valves serving the Heat Exchanger, as reserve expense, and as proposed by Kroeschell Service, Inc. at a total expense of \$10,832.

### **Construction Requests**

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 the remodeling plans for units 4115, 4201, 4705 and 4905 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 June 2022 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of June 2022, Operating assets totaled \$1,661,714 and the Reserve cash and investments were \$3,668,753 for a total of cash and investments of \$5,330,467.

June 2022 Revenue and Expenses included Total Operating Revenue of \$601,763, Total Operating Expenses of \$393,485, Income from Garage Operations of \$24,664, and a Contribution to Reserve of \$149,567, resulting in a surplus for the month of \$83,376.

### **Management Report**

Property Manager Tim Patricio reviewed key data from the monthly activity report and the most recent sales.

### **Commission Report**

On behalf of the Home Improvement Commission, Michael Parrie reported the next meeting will be held on Wednesday July 12th at 6pm in the Party Room. Paint colors and wallpaper will be discussed.

### **Adjournment**

There being no further business, after a motion by Monique Fouant, seconded by Jean Shamo the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to adjourn the August 8, 2022 Board Meeting at 8:12PM.

Michael Parrie  
Michael Parrie, Board President

9/12/2022  
Date

Sheldon Atovsky  
Sheldon Atovsky, Board Secretary

9-12-2022  
Date