



PARK TOWER CONDOMINIUM ASSOCIATION

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Board of Directors Meeting Minutes Monday, December 12, 2022

Meeting Location: 2nd Floor Party Room

Call to Order: 7:42pm

Members Present: Michael Parrie
Monique Fouant
Catherine Kestler
Sheldon Atovsky
Lloyd Allison

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, including upcoming planned forums with Alderman candidates, 7/11 being closed on Bryn Mawr, the overnight parking ban, and the Bryn-markets.

Social Commission acting chair Sheldon Atovsky reported that over 120 guests attended the Holiday Cheer event. He thanked management, the staff and the volunteers who made the event possible. He said next up is family movie night planned for January 14th in the Party Room. He encouraged anyone interested to join the mailing list.

Health Club acting chair Monique Fouant reported that Management is following up on a number of items from the recent Commission Meeting.

Board Report

On behalf of the Board, Michael Parrie thanked Jean Shamo for her 7½ years of service on the Board, and welcomed new Board member Lloyd Allison to finish out Jean's term as Board Treasurer. Lloyd has a wealth of knowledge and experience in the insurance industry, working as an underwriter, a Bond manager, a marketing officer, and vice president of commercial insurance. In addition, Lloyd served on a condo board for fourteen years in Rogers Park, and moved to Park Tower in 2018. Since his arrival, Lloyd has attended many Board meetings and has served on the Budget & Finance Commission. Upon the expiration of the Board term in June 2023, Lloyd plans to run as a candidate for one of the 2-year terms that will be available.

He reported the Board would like to recognize the following individuals who are celebrating 10, 15, or 20 years of service to Park Tower this year:

George Solayman – 20 years
Michael Dickey – 15 years
Paul Delgado – 15 years
David Kazarian – 15 years
Timothy Patricio – 15 years
Biruk Rosy – 15 years
Alejandro “Felipe” Lopez – 10 years

Thanks to their loyalty and dedicated service to our building!

The Board thanks everyone who has donated to the Park Tower Employee Holiday Fund so far. The last day to contribute is Friday, December 23rd.

The Board wishes everyone a happy holiday season and new year!

Closed Session Business

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to defend the case of Amanda Quist v. Park Tower Condominium Association and The Habitat Company (pending in the United States District Court for the Northern District of Illinois as Case No. 1:22-cv-06618) and to tender the case to the Association’s insurance carrier for defense and coverage, and to request that Kovitz Shifrin Nesbit be appointed as defense counsel, unless the insurance carrier demands a different law firm, regarding a support animal request.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to deny an appeal by an owner to remove \$350 for an unscheduled move, \$250 for the disturbances, and \$1,000 for unlawful behavior (threats made against staff members).

After a motion by Michael Parrie, seconded by Catherine Kestler, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine 6 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 per month, 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 Condominium Association voted unanimously in favor of a resolution to fine 6 unit owners \$50 for not attending the new residents meeting, and may double thereafter for each subsequent month, up to a maximum fine of \$200, until attendance to the meeting is satisfied.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine a unit owner \$1000 for an elevator disturbance event and \$250 for a driveway blocking event, both to double up to the maximum amount of \$1,000 for each future occurrence.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine 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 Condominium Association voted 4 to 1 in favor of a resolution to fine a unit owner \$50 for common area misuse. Sheldon Atovsky abstained.

Minutes - Board Meeting November 14, 2022

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Monday November 14, 2022.

Minutes – Board Meeting November 19, 2022

After a motion by Sheldon Atovsky, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the minutes from the Board Meeting held on Saturday November 19, 2022.

Block Bins Composting

After a motion by Sheldon Atovsky, seconded by Monique Fouant and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve a program for composting with Block Bins as proposed with an annual budget of \$3600, to be added to the waste removal budget.

Mailing of the 2023/2024 Proposed Budget

After a motion by Sheldon Atovsky, seconded by LLOYD Allison and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to accept the draft of the proposed Park Tower Condominium Association Budget for the 2023/2024 fiscal year, and hereby directs Management to mail the document in its entirety to all Park Tower Condominium Association Unit Owners for the required review period and for their consideration, as well as a notice for a Special Meeting of the Unit Owners scheduled to be held January 9th at 7:30pm prior to the monthly Board of Directors Meeting, for the purpose of Unit Owner discussion of the proposed budget, as required prior to the Board of Directors considering formal adoption, and hereby amends the proposal to include \$3600 for the composting program to be added to waste removal, \$4200 to be added property tax expense, and \$8700 to be added to anticipated health club income.

Updated 22.1 Disclosure

After a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the 22.1 disclosure as drafted with the best available information through October 2022.

Leasing Policy Discussion

The matter was tabled until the next meeting, and Management asked to get guidance from counsel on an appropriate resolution for a policy to allow owners to swap their primary residence with a unit they lease.

Hallway Exhaust Fan Motor Replacement

After a motion by Lloyd Allison, seconded by Monique Fouant and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the replacement of the hallway exhaust fan motor as proposed for \$6,852 by Fluid Technologies Pumps and Controls, Inc., as a reserve expense.

Chiller Room Exhaust Fan Replacement

After a motion by Catherine Kestler, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the replacement of the chiller room exhaust fan as proposed for \$7,136 by Kroeschell Service, Inc., as a reserve expense.

Treasurer's Report

Board Treasurer Lloyd Allison reviewed key details from the October 2022 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of October 2022, Operating assets totaled \$1,586,694 and the Reserve cash and investments were \$4,062,726 for a total of cash and investments of \$5,647,420.

October 2022 Revenue and Expenses included Total Operating Revenue of \$619,802, Total Operating Expenses of \$400,817, a Deficit from Garage Operations of \$23,572, and a Contribution to Reserve of \$149,567, resulting in a surplus for the month of \$93,619.

Management Report

Property Manager Tim Patricio reviewed business of interest, items from the most recent activity report and the most recent sales.

Adjournment

There being no further business, 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 December 12, 2022 Board Meeting at 8:27PM.

Michael Parrie

Michael Parrie, Board President

1/9/2023

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

1-9-2023

Date