

PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-1966

PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

May 19, 2023

2023 ANNUAL MEETING NOTICE Monday June 12, 2023 at 7:30PM

Dear Unit Owner,

The Park Tower Condo Association's 2023 Annual Meeting of the Unit Owners will be held on Monday June 12, 2023, at 7:30pm in the 2nd Floor Party Room at 5415 North Sheridan Road, Chicago, IL, 60640. An election to fill three (3) open Board seats will be held, as well as the June 2023 Board Meeting. The Board Meeting is expected at a suspension of the Annual Meeting, while the Association's auditors with Picker & Associates tabulate the preliminary election 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.** The auditors will collect all advance proxy forms to help determine our progress toward quorum. At the meeting they will continue collecting proxy forms and facilitate voting for anyone who prefers to vote in person at the meeting via an Official Ballot, and ultimately to tabulate the results.

During the Annual Meeting, the Association will hold an election to fill three (3) 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 choose an individual to assign as your proxy to 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. **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 Secretary Sheldon Atovsky 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 12, 2023 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.

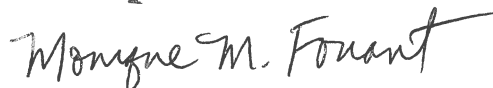
The formal applications and information submitted by each candidate is enclosed for consideration. Each are invited to speak at Meet The Candidates Night, Tuesday June 6th at 7pm in the 2nd Floor Party Room.

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 2023 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,



Monique Fouant
Board Vice President
Park Tower Condominium Association

2023 Annual Meeting and Board Election Park Tower Condo Association

Exercising A Proxy Form

Owners who cannot attend the meeting in person, June 12th, 2023 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 three (3) positions, as well as spaces provided for write in candidates. On each proxy form, you may cast up to three (3) votes as depicted below. Vote with 'whole' numbers (1, 2 or 3) without exceeding a total combined of three (3) votes. No fractional votes are accepted. The three (3) 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	_____	3	_____
John Smith	1	1	_____	_____
Henry Douglas	1	_____	_____	_____
(space for write in)	_____	2	_____	_____
(space for write in)	_____	_____	_____	_____
Total Votes:	3	3	3	0

The auditing firm **Picker and Associates, LLC**, is contracted by the Board of Directors to tabulate and certify the results of the 2023 election. If you leave the space toward the top of the Proxy Form blank (where indicated), Board Secretary Sheldon Atovsky 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.

You may either seal your completed proxy form(s) in the enclosed envelope, add postage and mail it, OR a lock box will be provided at the doorman's station in the Park Tower lobby for drop off. Only the auditors have keys to this box for tabulation. 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.

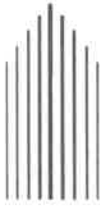
If you submit a proxy form and later wish to change your vote, you may do so by completing a new proxy form. The form with the latest date will be recorded. Should you be able to attend the annual meeting in the 2nd floor Party Room, you may also change your desired vote by casting an official ballot 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 will be available by request from the on site management office.

BE SURE TO SIGN AND DATE YOUR PROXY!

Thank you for participating in the PTCA 2023 election process.



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PHONE: 773.769.3250 - FAX: 773.769.0047 - EMAIL: PARKTOWERCONDO-MGMT@HABITAT.COM - WWW.PTCONDO.COM

CANDIDATE APPLICATION FOR 2023 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 12th, 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)


LLOYD ALLISON 1901 allison2298@sbcglobal.net
 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 LLOYD ALLISON (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 2023 Annual Meeting on Monday June 12, 2023. 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: 5/3/23 Signature: 

TO BE INCLUDED WITH THE MAILING, COMPLETED APPLICATIONS MUST BE RECEIVED IN THE MANAGEMENT OFFICE NO LATER THAN 5:00PM FRIDAY MAY 12, 2023 WHETHER MAILED, FAXED, EMAILED, OR HAND DELIVERED.



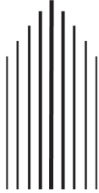
Lloyd was born in Chicago and raised in the Mt. Greenwood neighborhood. He moved to Park Tower in 2018 with his wife Rita, shortly before retiring. He attended St. Ignatius High School and earned his bachelor's degree from St. Norbert College. At that time, he also was granted his commission in the US Army and served a 13-month tour in Korea. Once home he married Rita in 1970.

Lloyd worked in the insurance industry for fifty years. He worked as an underwriter, a Bond manager and a marketing officer. For the last twenty-nine years he worked as the Marketing Vice President of a commercial insurance agency in Evanston and Skokie. Rita & Lloyd lived in Wilmette for over thirty years where he was involved in many local organizations. He was a board member/Officer of the Wilmette Jaycees, Sister Cities Association, Evanston Salvation Army, Downtown Evanston Organization and The Wilmette Foundation {Park District projects}.

After his family was raised, he and his wife moved to a Rogers Park condominium. He served on that condominium board for fourteen years prior to moving to Park Tower, which was the fulfillment of a dream to have a view of Lake Michigan.

Lloyd has been impressed with the willingness of the Park Tower community members to volunteer and has appreciated the many social activities sponsored by the association. He joined the budget committee last year and agreed to serve on the board as a replacement for Jean Shamo who is resigned in December 2022.

If elected, he is looking forward to continuing to contribute to the outstanding place we all call home.



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SECTION A: Nominee Information (Please PRINT or TYPE)

<u>Angie Eden</u>	<u>2201</u>	<u>aeden1313@gmail.com</u>
Name (printed)	Unit #	E-Mail Address

SECTION B: Statement of Qualifications

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

Please see attached.

SECTION C: Candidate Agreement

I Angie Eden (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 2023 Annual Meeting on Monday June 12, 2023. 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: 5/10/2023 Signature: 

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Angie was born and raised in a small, rural farming community in Central Illinois and attended the University of Illinois at Urbana-Champaign. Upon graduation, she left Illinois and attended law school in San Francisco. She returned to Illinois to practice and has lived and practiced in Chicago for approximately 20 years. She, and her wife, Nathalie, moved to Park Tower in 2019. In 2021, their daughter, Alessandra was born, making Park Tower their first family home.

Angie is an attorney at the Legal Aid Society (LAS) of Metropolitan Family Services, where she is a Senior Attorney in their Domestic Violence Program. She prides herself on representing low-income victims of domestic violence free of charge in a variety of family law matters. In that capacity, she has also enjoyed pioneering programs at LAS focused on teaching law students the nuances of representing domestic violence victims. Her previous employment has included being General Counsel for a Cook County Commissioner and sole proprietor of her own family law practice.

In her free time, Angie enjoys trying new restaurants, as well as cooking new dishes at home and listening to a variety of podcasts. Most importantly, she is a die-hard Cubs fan and has been one since she was born.

Angie joined the Board in March 2023 filling a vacancy left with the departure of Catherine Kestler. She is the Board Liaison to the Association of Sheridan Road Condo/Co-Op Owners (ASCO). While only having been on the Board for several months, she has already learned so much about Park Tower. She is eager to learn even more and to put it to use on behalf of the Park Tower community.

Angie believes it is important for the Board to continue the sound fiscal stewardship of the Association. She seeks to ensure the building, and its amenities, move forward into the future with an eye toward continuing to make Park Tower a sought-after place to live.

Angie humbly requests your vote in the 2023 Board of Directors' election.



PARK TOWER CONDOMINIUM ASSOCIATION

5415 N. SHERIDAN ROAD, SUITE 107, CHICAGO, ILLINOIS 60640-3966

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CANDIDATE APPLICATION FOR 2023 BOARD ELECTION

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SECTION A: Nominee Information (Please PRINT or TYPE)

JOE GUZZARDO 1801 JOE@GUZZARDO.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, Joseph Guzzardo (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 2023 Annual Meeting on Monday June 12, 2023. 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: 4/28/23 Signature: Joseph Guzzardo

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The Rent Is Too Damn High

My name is Joe Guzzardo. I've lived here at Park Tower for many years and I love it, both my home and the community I live in. One major problem, our assessments are extremely high. Our board had been promising us assessment increases of no more than 3.5% per year. This year however, ostensibly due to inflation, we have been "rewarded" with a 4.5% increase. How likely will this "reward" be perpetuated into future years? A former business associate once said to me, "there's nothing more permanent than a temporary solution."

I've looked at several lakefront high rises, including high end luxury high rises along the gold coast. Compared to almost every building similar to ours, our assessments are significantly higher than theirs. Why?

We plan on spending almost 1.3 million dollars to refurbish our hallways this year. I took a look at several floors, including the 21 floors that are allegedly most in need of repair. The carpeting, as well as the lighting, on almost every floor I looked at was in pretty good condition, and is likely to be serviceable for several more years. Some of our hallways could benefit from repainting, our lobby could use some new furniture and the carpeting on some floors should be replaced, but I suggest that at least in the short term, we go no further than that. If we keep that 1.3 million in the bank for one more year, we can earn at least \$50,000 in interest on that money, which equates to about a 1% increase in our assessments.

A quote from Michael Parrie, at our board meeting on April, April 10th - "Having a mixture of old and new carpet on different floors creates a patchwork that does not look good for property values." Ok, but spending our reserve money on untimely projects, which speaks directly to our high assessments, is not a good look either.

One example, small but illustrative - there is a fan in the bike room that runs 24/7. Can't we put some sort of control on it to save electricity? Can we apply this idea more broadly to our other mechanical systems? Can we consider installing wind and/or solar energy solutions? I'd like to review our existing contracts and look for savings and better efficiencies wherever possible.

Our board is too monolithic. In a building of this size, we should be using a scalpel, not a sledgehammer, where appropriate. We have to be open to change and new ideas. We either adapt and thrive, or suffer the consequences if we don't. These are some of the things I'd like to consider if I were a member of our board.

For more information, please visit my website at **ParkTower.US**



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SECTION A: Nominee Information (Please PRINT or TYPE)

<u>Michael Parrie</u>	<u>5401</u>	<u>michaelparrie@gmail.com</u>
Name (printed)	Unit #	E-Mail Address

SECTION B: Statement of Qualifications

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

Please see attached.

SECTION C: Candidate Agreement

I Michael Parrie (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 2023 Annual Meeting on Monday June 12, 2023. 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: 5/8/2023 Signature: Michael Parrie

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SUMMARY OF QUALIFICATIONS

A resident owner of Park Tower since 2004 and served as Board 1st Vice-President from 2013 to 2016 and as Board President from 2016 to the present. My focus on the Board has been and will continue to make sound decisions following the recommendations of our professionals, and work collaboratively with Management, my fellow Board members, and Owners.

ACCOMPLISHMENTS



- In 2020, contracted with a new Management company with local roots and personalization
 - When concerns about the prior Management company arose, worked with the Board to put the contract out to bid, received requests for proposal from four companies, conducted interviews and walk-throughs, and did reference checks
 - With the Board, negotiated a contract for a lower cost than the outgoing company when the garage management fee is factored in
 - With the Board, promoted future stability and savings with a 3-year Management contract and options locked in with lower rates of increase for years 4, 5, 6, and 7 if there are extensions to the contract, thus minimizing current inflation pressures
- Served as the Board Liaison for
 - Home Improvement Committee overseeing hall decorating, among other areas.
 - Rules & Regulations Committee that listens to owners and alleged violations.
 - In 2018, Ad Hoc Bulk Cable & Internet Committee that finalized our RCN 5-year competitive contract for 2019 thru 2024.
 - In 2014, Ad Hoc Rules Review Committee that completely overhauled the Construction & Remodeling Guidelines, re-structured Board elections to be secret ballots, as well as updated rules and fines overall.
- Supported the purchase of and subsequent sale of unit 12C, which was ballooning in assessment debt (\$150,000+ total at a rate of \$4,000+ per month), under foreclosure, and now under ownership by a mall anchor company, making the association whole.
- Supported the replacement of our market space amenity with Go Grocer, a reputable and local chain of stores aimed at providing a variety of foods and supplies, at a lease rate higher than the previous operator (\$11.00 per square foot versus \$4.50).
- A 10-year assessment increase average of 3.58% to maintain an almost 50-year-old building, providing modest predictability for owners, and the continued distinction of no special assessments.
- Increasing our reserves to prepare for unknown or large expenses, such as continuing hot water risers, the HVAC risers beginning in 2027, and the main boiler replacement in 2028.

CONDO CERTIFICATION

ACTHA (Association of Condominium, Townhouse, and Homeowners Association) 2017
 Learn & Lead Program – All Classes Completed for Certification

- Governance
- Administration
- How to Be a Compliant Board Member
- How to Deal with Non-Compliant Board Members
- Finances
- Meetings & Elections
- Physical Aspects
- Insurance

PROFESSIONAL EXPERIENCE

J. Sterling Morton High School District 201, Cicero/Berwyn, Illinois

Assistant Principal	2013-Present
Director of Curriculum, Instruction, and Assessment	2008-2013
Chemistry Teacher	2003-2008

Concordia University of Chicago, River Forest, Illinois

Adjunct Professor of Educational Leadership for master’s and doctoral-level classes	2006-Present
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HONOR

Illinois State Board of Education
 “Those Who Excel” Award in the category of Administration 2022

EDUCATION

Loyola University of Chicago

Superintendent’s Endorsement	2016
Doctor of Philosophy – Administration and Supervision	2006
Master of Education – Administration and Supervision	2002
Bachelor of Science, <i>cum laude</i> – Chemistry	1999

I ask for your vote in the 2023 Board of Directors election.