



# PARK TOWER CONDOMINIUM ASSOCIATION

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

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## **PTCA 2023 ANNUAL MEETING**

**Monday June 12, 2023 7:30 PM**

**Party Room 2<sup>nd</sup> Floor**

### **AGENDA**

- I. Call to Order
- II. Approval of Minutes: Annual Meeting June 13, 2022
- III. Introduction of Board Members, Management and Election Tabulator
- IV. Statement of Purpose of Meeting
- V. Introduction of Candidates
  - a. Nominations from the Floor
  - b. Final Call for Ballots
- VI. Motion to Suspend Annual Meeting
- VII. Reconvene Annual Meeting
- VIII. Announcement of Election Results
- IX. Adjournment

**PARK TOWER CONDOMINIUM ASSOCIATION**  
**2023 ANNUAL MEETING**  
**Monday June 12, 2023 7:30 PM**  
**Party Room 2<sup>nd</sup> Floor**

**I. Call To Order**

The Meeting Chair – expected to be the current Board President Michael Parrie – shall call the 2023 Annual Meeting of the Park Tower Condominium Association to order, and chair the meeting. The Chair will confirm with the auditor whether there is a minimum 20% quorum of Association members present in person or by proxy, in order to conduct the meeting.

**II. Introduction of Board Members, Management and Election Tabulator**

The meeting chair may introduce the current Board Members, representatives present from Management and Election Tabulator from the Association’s auditing firm Picker and Associates.

**III. Approval of Minutes: Annual Meeting June 13, 2022**

The meeting chair may call for a motion to approve the minutes of the last Annual Meeting. Attached are proposed minutes for the 2022 Annual Meeting held on June 13, 2022, for consideration of approval by the ownership.

*A sample resolution for approval follows: “1 move the Ownership of the Park Tower Condo Association hereby approves the minutes from the 2022 Park Tower Condo Association Annual Meeting held on June 13, 2022.”*

All in favor or opposed...the chair will call the results for the ayes or nays.

**IV. Statement of Purpose of Meeting:**

The meeting chair will state the purpose of the Annual Meeting. The purpose of the meeting is to elect three Unit Owners to the Board of Directors to each serve a two-year term.

**V. Introduction of Candidates**

The meeting chair will introduce the Candidates of Record: Lloyd Allison (Unit 1901), Angie Eden (Unit 2201), Joseph Guzzardo (Unit 1801), Michael Parrie (Unit 5401).

- a. The meeting chair will call for any nominations from the floor – Unit Owners may nominate other candidates via motion and second.
- b. The meeting chair will call for a motion for final call for ballots.

*A sample resolution follows: “1 move the Ownership of the Park Tower Condo Association hereby approves making a final call for ballots at \_\_\_\_\_PM.”*

All in favor or opposed... the chair will call the results for the ayes or nays.

The Association’s auditor will make a final collection of ballots.

**VI. Motion to Suspend Annual Meeting**

If necessary, the meeting chair may call for a motion to suspend the meeting so the election results may be tallied by the auditor, and the current Board of Directors may hold the June Board Meeting.

*A sample resolution follows: "I move the Ownership of the Park Tower Condo Association hereby approves suspending the 2023 Park Tower Condominium Association Annual Meeting to allow the votes to be tallied and for the Board to hold the June Board meeting, at \_\_\_\_PM."*

All in favor or opposed...the chair will call the results for the ayes or nays.

**VII. Reconvene Annual Meeting**

If necessary, the meeting chair may call the 2023 Annual Meeting back to order, once the preliminary election results are ready.

**VIII. Announcement of Election Results**

The meeting chair may request the preliminary election results be delivered and summarized by the Election Tabulator. The Election Tabulators will present the percentage of the quorum, and portion of the vote each candidate received.

It should be noted, the election results are expected to be formally certified by letter from the auditor the next business day.

**IX. Adjournment**

There being no further business, the meeting chair may call for a motion to adjourn the 2023 Annual Meeting.

*A sample resolution follows: "I move the Ownership of the Park Tower Condo Association hereby approves adjourning the 2023 Annual Meeting at \_\_\_\_PM."*

All in favor or opposed...



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## **Park Tower Condominium Association 2022 Annual Meeting Minutes June 13, 2022**

**Board Members Present:** Michael Parrie, Board President  
Jean Shamo, Treasurer  
Sheldon Atovsky, Secretary  
Catherine Kestler, 2nd Vice President

**Absent From The Board:** Monique Fouant, Vice President

**Management Representatives:** Dave Barnhart, Property Supervisor  
Tim Patricio, General Manager  
Danny Bravman, Community Manager

**Auditor Representative:** Alexa Freeman, Auditor/Election Tabulator, Picker and Associates

### **Call to Order:**

The Meeting Chair current Board President Michael Parrie called the 2022 Annual Meeting of the Park Tower Condominium Association to order at 7:32PM, and confirmed with the Picker and Associates auditor a minimum 20% quorum of Association members present in person or by proxy, in order to conduct the meeting.

### **Approval of Minutes:**

Meeting Chair Michael Parrie called for a motion to approve the minutes of the PTCA 2021 Annual Meeting. After a motion by Betty Terry-Lundy (Unit 4306-4406), seconded by Martin Fiesler (Unit 4801), the Ownership of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the minutes of the 2021 Annual Meeting held on Monday June 14, 2021. Michael Parrie affirmed the ayes had it unanimously, as follows:

**RESOLVED, that the Ownership of the Park Tower Condominium Association hereby approves and accepts the Minutes of the Park Tower Condo Association 2021 Annual Meeting that was held on June 14, 2021.**

## **Introduction of Board Members, Management and Election Tabulator**

The meeting chair introduced the current Board Members, representatives present from Management and Election Tabulator from the Association's auditing firm Picker and Associates.

Present from the Board of Directors was Michael Parrie, Jean Shamo, Sheldon Atovsky and Catherine Kestler. Absent was Monique Fouant. Present from Management was Property Supervisor Dave Barnhart, Property Manager Tim Patricio and Assistant Manager Danny Bravman. Present from Picker and Associates for ballot tabulation, was auditor Alexa Freeman.

## **Statement of Purpose of Meeting**

Meeting Chair Michael Parrie stated the purpose of the 2022 Annual Meeting is to elect two Unit Owners to the Board of Directors to each serve a two-year term.

## **Introduction of Candidates, Nominations From the Floor, Call for Ballots**

Meeting Chair Michael Parrie introduced the Candidates of Record: Sheldon Atovsky (Unit 3306), Shalise S. Ayromloo (Unit 4906), Monique Fouant (Unit 4701). He then called for any nominations from the floor, and none were made.

He then called for a motion for final call for ballots.

After a motion by Carlos Vargas (Unit 4914) seconded by Lloyd Allison (Unit 1901), the Ownership of the Park Tower Condo Association voted unanimously in favor of a resolution to make a final call for ballots at 7:36PM. Michael Parrie affirmed the ayes had it unanimously, as follows:

**RESOLVED, that the Ownership of the Park Tower Condominium Association hereby approves a final call for ballots at 7:36PM.**

The Association's auditor made a final collection of ballots.

## **Announcement of Election Results**

Meeting Chair Michael Parrie confirmed with the auditor that the preliminary election results were ready to be summarized by the Election Tabulator Alexa Freeman. The Election Tabulators presented the percentage of the quorum, and portion of the vote each candidate received:

Total Quorum: 29.04%

In order by highest percentage of vote:

Monique Fouant 24.98%

Sheldon Atovsky 21.81%

Shalise Ayromloo 8.7%

It was noted the election results were expected to be formally certified by letter from the auditor the next business day.

**Adjournment**

There being no further business, Meeting Chair Michael Parrie called for a motion to adjourn the 2022 Annual Meeting. After a motion by Lloyd Allison (1901), seconded by Terry Gorman (3307), the Unit Owners of the Park Tower Condo Association unanimously voted in favor of a resolution to approve adjourning the 2022 Annual Meeting at 7:41PM. Michael Parrie affirmed the ayes had it unanimously, as follows:

**RESOLVED, that the Ownership of the Park Tower Condominium Association hereby approves adjourning the 2022 Park Tower Condominium Association Annual Meeting at 7:41PM.**

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date

\_\_\_\_\_  
Board Member

\_\_\_\_\_  
Date