



# 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

## Board of Directors Meeting Minutes Monday, June 12, 2023

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

**Call to Order:** 7:56pm

**Members Present:** Michael Parrie  
Monique Fouant  
Lloyd Allison  
Sheldon Atovsky  
Angie Eden

**Management:** Shruti Kumar, 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

Acting Social Commission Chair Sheldon Atovsky reported on recent and upcoming social events and activities including movie night and text to walk. He thanked long time member Greg Nigosian who is moving. He discussed the 4th of July party and the need for volunteers and some more coolers. He mentioned you can contact the office to get your wristbands, which are free for Owners and registered residents. He spoke as well about plans for the coming 50th Anniversary events.

Cable and Internet Taskforce Liaison Lloyd Allison reported that Owners and residents have until Friday June 16th to respond to the Cable/Internet Service Survey. The Commission will be scheduling a meeting to review the results.

Acting Health Club Chair and liaison Monique Fouant stated there was a meeting on May 16th and spoke about a few pieces of equipment that need to be addressed.

Home Improvement Liaison Michael Parrie reported on Commission business from the June 7th meeting including results from the Hallway Project Mock-up Survey; floor 55 is the winner. It will be used as a template for other floors.

## **Board Report**

On behalf of the Board, Board President Michael Parrie thanked owners who voted in the annual meeting election, in order to ensure we meet the 20% quorum required by our Declaration.

In addition, he congratulated property supervisor Shruti Kumar, on her promotion at Habitat as its vice president of condominium management. He stated "thankfully, Shruti will continue to serve as our property supervisor".

## **Appointment of Board Officer and Commission Liaison Positions**

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board voted unanimously in favor of a resolution to appoint Michael Parrie as Board President and liaison to the Home Improvement Commission and Rules and Regulations Commission, Monique Fouant as Board 1st Vice President and liaison to the Health Club Commission and co-liaison to the New Resident Welcome Commission, Angie Eden as Board 2nd Vice President and ASCO representative and co-liaison to the New Resident Welcome Commission, Lloyd Allison as Board Treasurer and liaison to the Cable/Internet Ad hoc Commission and Budget Commission and co-liaison to the New Resident Welcome Commission, and Sheldon Atovsky as Board Secretary and liaison to the Social Commission.

## **Closed Session Business**

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 5 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 Monique Fouant, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine 6 unit owners \$50 for not attending the new residents meeting, which may double thereafter for each subsequent month, up to a maximum fine of \$200, until attendance to the meeting is satisfied, and denies the request by an Owner to waive a resident's fine.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to fine a unit owner \$100 for a construction violation.

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 fine a unit owner \$100 for luggage cart misuse.

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 fine a unit owner \$50 for a noise disturbance, \$400 for an unscheduled move, and \$100 for the presence of a dog, and also directs management to charge the Owner's account \$300 that represents the difference for the registration fee and an additional occupant fee.

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 pursuing a foreclosure on a Unit Owner's unpaid balance.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the application for a support animal, as recommended by the Association's legal counsel.

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 a Unit Owner's request for a leasing policy exception for a period of 1 year, at which time this may be considered again.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny a Unit Owner's request for a leasing policy exception.

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 deny an owner's request (ref 2C5a) to waive the power wash fee.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny an owner's request (ref 2C5b) to waive the power wash fee.

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 (ref 2C5c) to waive the power wash fee.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny an owner's request (ref 2C5d) to waive the power wash fee.

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 deny an owner's request (ref 2C5e) to waive the power wash fee.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve an owner's request (ref 2C5f) to waive the power wash fee if the owner can supply proof of hospitalization.

After a motion by Michael Parrie, seconded by Sheldon Atovsky, the Board of Directors of the Park Tower Condo Association voted 4 to 1 in favor of a resolution to deny an owner's request (ref 2C5g) to waive the power wash fee. Sheldon Atovsky abstained from the vote.

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to deny an owner's request (ref 2C5h) to waive the power wash fee.

**Minutes – Board Meeting April 10, 2023 (revised)**

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the revised minutes from the Board Meeting held on Monday April 10, 2023.

#### **Minutes – Board Meeting May 8, 2023**

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, 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 May 8, 2023.

#### **Updated 22.1 Disclosure**

After a motion by Monique Fouant, seconded by Sheldon Atovsky, 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 May 2023.

#### **Rules and Regulations Commission Appointment**

After a motion by Michael Parrie, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to appoint Unit Owner Phoebe Helm to the Rules and Regulations Commission.

#### **50th Anniversary Logo**

After a motion by Sheldon Atovsky, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to accept the logos designed by the Habitat Company for special use for business and activities as proposed by the Social Commission, and in particular as it relates to communications for the upcoming 50th Anniversary events presently in the planning stages.

#### **Hallway Project**

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 hallway remodeling project as recommended by the Home Improvement Commission, using the mock-up design from the 55th Floor, with Green Tech Decorating, Inc. performing carpentry and decorating as proposed for \$432,225, Chicago Floor Systems Corp. for carpeting as proposed for \$581,400, the Alphabet Shop, Inc. for signage as proposed for \$118,459.46, a provision of \$127,500 for building materials and supplies, and a provision of \$10,000 to address unknown conditions should they arise, for a total of \$1,269,584.46 to be funded by the reserve.

#### **Construction Requests**

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve the remodeling plans for units 2210, 3310 and 3412 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 Lloyd Allison reviewed key details from the April 2023 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of April 2023, Operating Assets totaled \$1,589,709 and the Reserve Cash and Investments were \$4,680,417, for a total of cash and investments of \$6,270,126.

April 2023 Revenue and Expenses included Total Operating Revenue of \$627,179, Total Operating Expenses of \$463,101, Income from Garage of \$30,850, and a Contribution to Reserve of \$164,975, resulting in a surplus for the month of \$29,952.

### **Management Report**

Property Manager Tim Patricio reviewed current business of interest, key data from the monthly activity report and the latest sales.

### **Adjournment**

After a motion by Monique Fouant, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condo Association voted unanimously in favor of a resolution to approve adjourning the June 12, 2023 Board Meeting at 8:25PM.

Michael Parrie

Michael Parrie, Board President

7/10/2023

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

3-10-2023

Date