



# PARK TOWER CONDOMINIUM ASSOCIATION

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## Board of Directors Meeting Minutes Monday, September 11, 2023

<b>Meeting Location:</b>	2nd Floor Party Room
<b>Call to Order:</b>	7:50pm
<b>Members Present:</b>	Michael Parrie Monique Fouant Lloyd Allison Sheldon Atovsky Angie Eden
<b>Management:</b>	Shruti Kumar, Property Supervisor Timothy Patricio, General Manager Danny Bravman, Community Manager Scott Turton, Community Manager

### Open Session

Board President Michael Parrie called the meeting to order and confirmed a quorum of Board Members were present.

### Commission Reports

Social Commission Chair Sheldon Atovsky reported about the 50th Anniversary opening event and thanked individuals who helped with the event and lobby exhibits. He reported the closing event will be on October 8th at 2pm and the next Commission meeting will be September 27th at 7pm via ZOOM. Finally, you can join the e-mail list for Commission news and announcements by sending a request to [ptcasocial@rcn.com](mailto:ptcasocial@rcn.com).

Cable/Internet Commission liaison Lloyd Allison spoke about the most recent meeting on August 30th with representatives of RCN. The Commission discussed options for renewal with ASTOUND, and some of the key details negotiated as a part of the renewal agreement, which is to be considered by the Board in Open Session.

Home Improvement Commission liaison Michael Parrie reported the next meeting is Monday September 18th at 6pm in the Party Room.

### Board Report

Board President Michael Parrie reported that the Board is pleased to share we received \$42,389 from the City of Chicago for a scavenger rebate. He thanked Management for continuing to pursue our past applications for the refunds.

He also thanked the Ad Hoc Bulk Cable and Internet Commission (consisting of Chair Phoebe Helm, Ricardo Eugenio, Joe Guzzardo, Carlos Vargas, Sharon Walker, Board Liaison Lloyd Allison) and Tim

Patricio for their work on collecting information, distributing and analyzing a survey to unit owners, and negotiating a proposed 5-year contract with Astound, formerly RCN. This not only keeps us at a lower bulk price and faster speed, but also gives us options in the future such as adding fiber and unbundling cable.

Finally, on behalf of the Board he thanked the Social Commission for its work on the 50<sup>th</sup> anniversary celebration of Park Tower on Friday, September 8. He gave special thanks to Sheldon Atovsky and Bob Shamo for all their planning to make the event a success.

### **Closed Session Business**

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 approve a \$26,000 settlement for attorney fees to be paid by an owner to dismiss a suit and countersuit, require proof of a sales contract for the sale of their unit, and attest that they will never seek to inhabit Park Tower Condominium again.

After a motion by Michael Parrie, seconded by Angie Eden, the Board of Directors of the Park Tower Condominium 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 Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to fine 2 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 Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted 4 to 1 in favor of a resolution to fine a unit owner \$400 for an unscheduled move, \$100 for misuse of the elevator, and \$100 for luggage cart misuse. Michael Parrie voted against the resolution.

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 \$50 for excessive odors.

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 \$400 for an unscheduled move, \$100 for misuse of the elevator, and \$100 for luggage cart misuse.

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 deny an owner's request to waive a second late fee within a one-year period.

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

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 deny an owner's request to suspend their health club membership.

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 deny an owner's request to remove the filter and life safety reschedule fees.

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

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

### **Minutes – Board Meeting August 14, 2023**

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, 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 August 14, 2023.

### **Updated 22.1 Disclosure**

After a motion by Angie Eden, seconded by Sheldon Atovsky, 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 as of September 2023.

### **Budget Calendar 2024/2025**

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 accept the budget activity calendar for the 2024/2025 fiscal year, as presented by Management.

### **Cable/Internet Bulk Contract Renewal**

After a motion by Lloyd Allison, seconded by Sheldon Atovsky, and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve entering a renewal contract for bulk cable and internet service as proposed by ASTOUND Broadband, for a base rate of \$41.79 per unit (before taxes and ancillary fees) as negotiated and recommended by the Ad Hoc Cable/Internet Commission, for a period of 5 years, and annual rate increases to the base rate capped at 3.5% after the first year.

### **Waste Removal Contract Renewal**

After a motion by Sheldon Atovsky, seconded by Lloyd Allison, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve renewal of the waste removal and recycling service contract as proposed by Republic Services for a period of three years, with no increase for year 1, and a 4% increase for years 2 and 3.

### **Commercial Heat Exchanger Project**

After a motion by Monique Fouant, seconded by Angie Eden, and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the add-ons to the Commercial Heat Exchanger Project, for general mechanical area asbestos testing coordinated with Fluid Technologies Pumps and Controls, Inc., at an expense of \$7110, and replacement of the insulation encasement of the heat exchanger bundle as proposed by Dettmann Industries, Inc., at an expense of \$4,040, to be funded by the reserve.

### **Condenser Motors Bulk Purchase**

After a motion by Angie Eden, seconded by Lloyd Allison, and discussion, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the

purchase of 40 HVAC convector condenser motors for stock, as proposed by South Side Control Supply Co., at an expense of \$242.05 per motor plus tax, to be sold back to Unit Owners as needed for replacements.

**Security System Server Replacement**

After a motion by Lloyd Allison, seconded by Monique Fouant, the Board of Directors of the Park Tower Condominium Association voted unanimously in favor of a resolution to approve the replacement of the security system server, as agreed to by Management and as proposed by Chicago Building Services, Inc., at an expense of \$7788.94, to be funded by the reserve.

**Construction Requests**

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 approve the remodeling plans for units 609, 1108, 3201 and 3808 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 July 2023 Balance Sheet and Statement of Income & Expenses as reported by the Habitat Company.

At the end of July 2023, Operating Assets totaled \$1,794,560 and the Reserve Cash and Investments were \$4,660,032 for a total of cash and investments of \$6,454,592.

June 2023 Revenue and Expenses included Total Operating Revenue of \$625,945 Total Operating Expenses of \$464,430, Income from Garage of \$21,644, and a Contribution to Reserve of \$164,975, resulting in a deficit for the month of \$18,184.

**Management Report**

Property Manager Tim Patricio reviewed current business and activity of interest and the latest sales.

**Adjournment**

There being no further business, 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 adjourn the September 11, 2023 Board Meeting at 8:32PM.

Michael Parrie

Michael Parrie, Board President

10/9/2023

Date

Sheldon Atovsky

Sheldon Atovsky, Board Secretary

10 - 9 - 2023

Date